



Board of Zoning Appeals Agenda Item

Meeting Date: 9/13/22
From: Josh White, Principal Planner
Item: 211 & 217 W Jefferson Lot Split Variance

Purpose: Hold a public hearing to consider the advisability of granting a variance for a lot split that would result in lot sizes of only 3,834 and 2,807.6 square feet at 211 & 217 W Jefferson Avenue.

Background:

Kim Wickham has requested a variance to the minimum lot size regulations. The subject property is located at 211/217 W Jefferson Avenue. The property is currently developed with two homes. The area surrounding the property is residential. Residential surrounds the property. The applicants are planning a lot split that splits 211 W Jefferson Ave from 217. This will result in a lot that does not meet the minimum size requirements for the district. Regulations allow for a minimum lot size of 5,600 square feet. The proposal is for a lot that is only 3,834 square feet and another of 2,807.6 square feet. The resulting setbacks would either meet the standards or otherwise have established legally non-conforming status and would be allowed to remain. The property is approximately 0.15 acres. While staff has some reservations about creating such small lots, the houses are already in place and this would not create further non-conformance nor increase the density of buildings. There are also other similarly sized lots in the immediate neighborhood. It is the recommendation of staff that a variance for a lot split that would result in lot sizes of only 3,834 & 2,807.6 square feet 211 & 217 W Jefferson Ave be approved based on the following conclusions:

- The strict application of the zoning regulations would cause the applicant to not be able sell the second house separately.
- The granting of the variance will not be opposed to the general spirit and intent of the zoning regulations or Comprehensive Plan objectives.
- The structures were all built previous to the current regulations regarding setbacks.
- Other properties in the immediate neighborhood are similarly sized.

Action:

Hold a public hearing. After the public hearing is closed, make a motion to approve/disapprove a variance for a lot split that would result in lot sizes of only 3,834 and 2,807.6 square feet at 211 & 217 W Jefferson Avenue.

Attachments:

Staff report Presentation Link <https://arcg.is/OKWTz40>