



To: Planning Board
From: Jason Foster, Community Development Administrator
Date: May 19, 2022
Subject: Staff Report for Proposed Lot Split at 46 E. Franklin St.

Summary of the Request
The applicant, Victorian Bellbrook, is requesting the approval of a lot split at 46 E. Franklin St., parcel number L35000100060012000. The proposal takes the existing lot and creates two equally sized commercial lots. Both will be 66 feet in width and 168.63 feet in depth.
Applicant Information
Victorian Bellbrook LLC, owner
Current Zoning District
B-4 Commercial
Parcel Identification
L35000100060012000
Additional Actions or Next Steps to be taken by the City
If approved, the applicant will have the property survey recorded with Greene County
Applicant's Reason for the Request
The applicant wishes to split the lot in order to create an additional lot for development.
Surrounding Land Use within 1,000 Feet
B-4, R-1A, R-1B, R-3

Previous Related Development Decisions in the Immediate Area (3-5 Years)

The Village Review Board and The Board of Zoning Appeals approved the construction of an accessory building at 46 E. Franklin St. This request is in lieu of that approval. If approved, the previously approved building will not be built, and the lot will be for sale.

Comprehensive Plan Applied to the Geographical Area

The Comprehensive Plan encourages new development in the Old Village District

Existing Public Utilities

Water, natural gas, electric, and sanitary sewer exist on the property

Soil Survey Data

N/A

Classification of Streets, Traffic Volumes & Direction, Planned Improvements

N/A

Flood Plain Information

The property in question is not located in the floodplain

Comments from City and County Agencies

No City or County agency had a comment regarding this request

Supporting Maps & Graphics

See presentation

Staff Recommendation

Staff recommends the approval of the lot split