

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2023-DV1-018
Address: 6490 North Sherman Drive (approximate address)
Location: Washington Township, Council District #3
Zoning: D-S
Petitioner: Ronald Todd, by James P. Mack
Request: Variance of Development Standards of the Consolidated Zoning and Subdivision Ordinance to provide for a dwelling renovation and construction of an attached garage resulting in a 68-foot front yard setback from 65th Street (75-foot front yard setback required).

RECOMMENDATIONS

Staff **recommends approval** of this petition.

SUMMARY OF ISSUES

LAND USE

EXISTING ZONING AND LAND USE

D-S	Single-family dwelling
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SURROUNDING ZONING AND LAND USE

North -	D-2	Single-family dwelling
South -	D-S	Single-family dwelling
East -	D-S	Single-family dwelling
West -	D-S	Single-family dwelling

COMPREHENSIVE PLAN	The Comprehensive Plan recommends suburban neighborhood uses for the site.
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VARIANCE OF DEVELOPMENT STANDARDS

- ◇ This request would provide for a garage addition, with an approximately 68-foot front setback, where a 75-foot front setback would be required.
- ◇ The Consolidated Zoning and Subdivision Ordinance, specifically the D-S District, was developed to promote dwelling uses within areas of extreme topography, areas conducive to estate development, or areas where it is desirable to permit only low-density development. The D-S district provides for one-acre single-family residential building lots.

(Continued)

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- ◇ A practical difficulty exists because of the mismatch between the zoning district and the lot size. The lot, at 35,632 square feet, is a D-1 sized lot. However, this site is within the D-S district, which includes standards that would be difficult to meet, particularly when proposing development consistent with the neighborhood.
- ◇ The average front setback of 75 feet, for a corner lot, is determined from the average of the adjacent 90-foot existing front setback to the west, and 60 feet from the proposed right-of-way. The 68-foot setback would be an 8% reduction from the average. In Staff's opinion, the proposed setback would represent a minor deviation from the Ordinance.

GENERAL INFORMATION

THOROUGHFARE PLAN	This portion of North Sherman Drive is designated as a local street on the Official Thoroughfare Plan, with a 60-foot existing and proposed right-of-way.
	This portion of East 65 th Street is designated as a primary collector on the Official Thoroughfare Plan, with a 90-foot existing and proposed right-of-way.
SITE PLAN	File-dated March 28, 2023
FINDINGS OF FACT	File-dated March 29, 2023

ZONING HISTORY

2018-DV1-034; 3820 Nesbitt Road (north of site), requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for a pool, pool deck, retaining wall, pergola, fireplace, and other outdoor structures and features with a 10-foot rear setback, within 16 feet of a mapped stream, and with the pool encroaching into the west side yard with a 13-foot side setback, **granted**.

2017-DV2-022; 6449 Chester Avenue (east of site), requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for an addition, with a nine-foot north side setback, creating a 21-foot aggregate side setback, **granted**.

2016-DV2-042; 6477 North Chester Avenue (east of site), requested a variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a 30.5-foot tall, detached garage, with a seven-foot north side setback, **granted**.

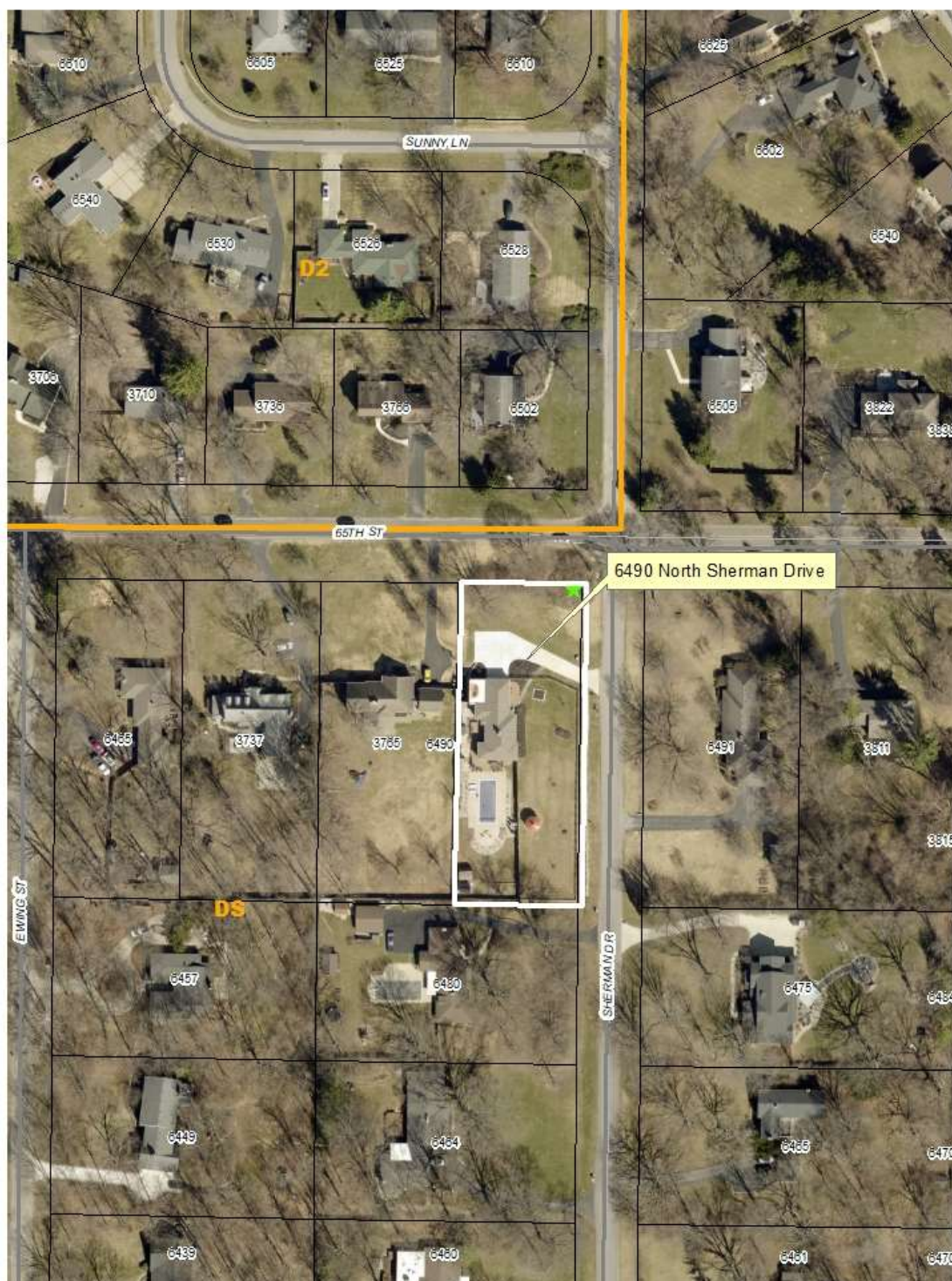
2013-DV1-017; 6330 Ewing Street (south of site), requested a variance of development standards to provide for an approximately 23-foot tall 1,345-square foot accessory pavilion, creating an accessory use area of 11,036-square feet or 280.53% of the total floor area of the primary structure, **granted**.

2010-DV2-020; 6320 Ewing Street (south of site), requested a variance of Development Standards of the Dwelling Districts Zoning Ordinance to provide for a dwelling addition with an 11-foot south side setback, **granted**.

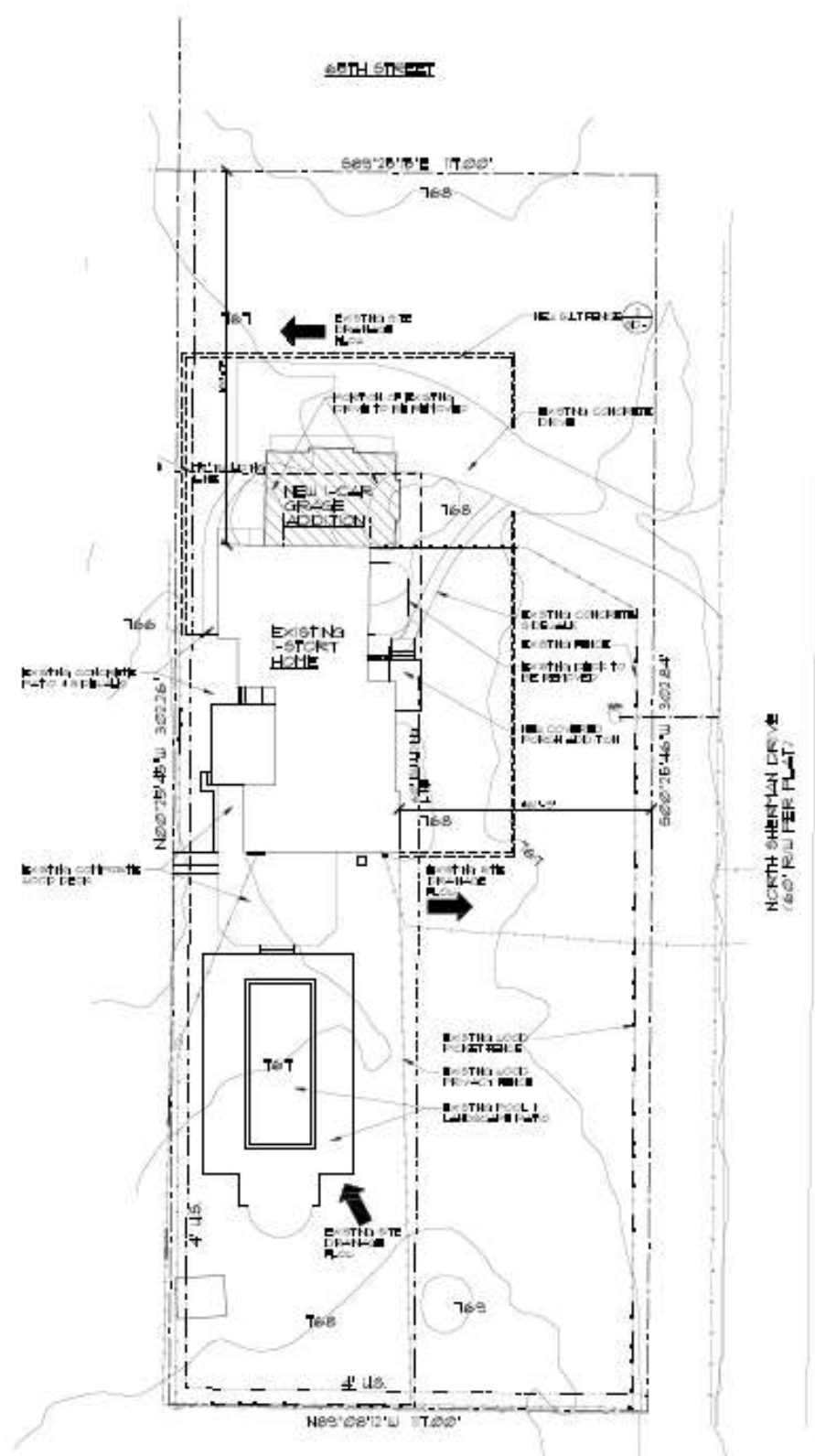
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2023-DV1-018; Location Map



2023-DV1-018; Site Plan



2023-DV1-018; Photographs



Subject site looking south



Subject site with existing front setback looking west.



Adjacent dwelling to the east



Adjacent dwelling to the west