

## PLAT COMMITTEE

November 9, 2022

**Case Number:** 2022-PLT-055  
**Property Address:** 4504 East 17<sup>th</sup> Street (*Approximate Address*)  
**Location:** Center Township, Council District # 12  
**Petitioner:** Joseph Hogan, by Sharmin Frye  
**Zoning:** D-5  
**Request:** Approval of a Subdivision Plat, to be known as Bigney's Duplex #1, dividing 0.14-acre into two lots.  
**Waiver Requested:** None  
**Current Land Use:** Two-Family Dwelling  
**Staff Reviewer:** Allison Richardson, Senior Planner

## PETITION HISTORY

This is the third hearing for this plat petition.

This petition was continued from the October 12, 2022 to provide for mailed legal notice. The affidavit of notice was received October 20, 2022. This petition was continued from the September 14, 2022 hearing to the October 12, 2022 hearing to allow time for the petitioner to apply for a variance of development standards for a duplex with less than the minimum required lot area and lot width. This petition was granted at the October 4, 2022 Board of Zoning Appeals Hearing via case number 2022-DV1-050.

## STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated July 26, 2022, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
2. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
4. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat prior to recording.
5. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording
6. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
7. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.

8. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the final plat prior to recording.
9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. That all the standards related to secondary plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the final plat.
11. No detached single-family dwellings shall be built on the individual lots.

## PETITION OVERVIEW

### SITE PLAN AND DESIGN

The subject site is zoned D-5 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots 127A and 127B would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. The subject property received a variance of development standards for a duplex on a lot with 6,049 square feet and a 39-foot lot width via 2022-DV1-050. The This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

### STREETS

Lots 127A and 127B would front on East 17<sup>th</sup> Street with alley access on the rear. No new streets are proposed.

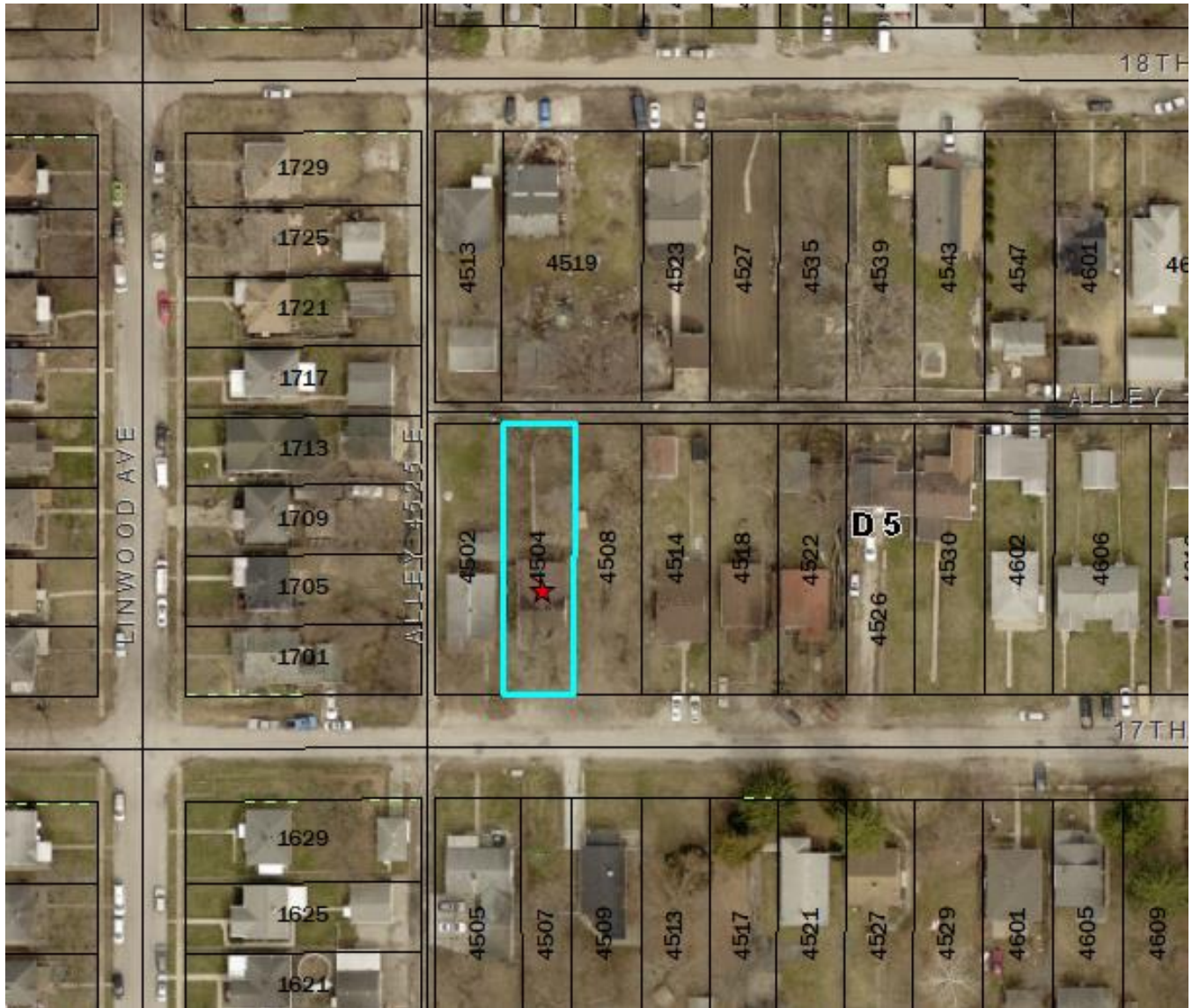
### PROCEDURE

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-5 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

## GENERAL INFORMATION

<b>Existing Zoning</b>	D-5	
<b>Existing Land Use</b>	Two-family dwelling	
<b>Comprehensive Plan</b>	Traditional Neighborhood	
<b>Surrounding Context</b>	<b><u>Zoning</u></b>	<b><u>Land Use</u></b>
North:	D-5	Single-Family residential
South:	D-5	Single-Family residential
East:	D-5	Single-Family residential
West:	D-5	Single-Family residential
<b>Thoroughfare Plan</b>		
17 <sup>th</sup> Street	Local Street	55-foot existing and proposed
<b>Petition Submittal Date</b>	July 26, 2022	

EXHIBITS



[illegible]

**WENHUI MAP**  
(NOT TO SCALE)

**REAL MODIFICATION**

vol. 127, in Peter H. Raven's address, on our 10th Anniversary, recorded in Part 1, vol. 12, page 163, in the Office of the Recorder of Deeds, Baltimore.

**Stellen in der Abteilung**

The subsidiary consists of 100,000 shares of \$100 par value common stock, 100,000 shares of \$100 par value preferred stock, and 100,000 shares of \$100 par value convertible preferred stock. The subsidiary is a corporation organized under the laws of the State of New York.


**Abstract** The purpose of this study was to determine the effect of a 12-week training program on the physical fitness of 10-year-old children. The study was conducted in a primary school in the city of Ankara, Turkey. The children were divided into two groups: a control group and an experimental group. The experimental group participated in a 12-week training program that included aerobic, strength, and flexibility exercises. The physical fitness of the children was measured at the beginning and end of the training program using a series of tests. The results of the study showed that the experimental group had significantly higher levels of physical fitness than the control group at the end of the training program. The findings of this study suggest that a 12-week training program can improve the physical fitness of 10-year-old children.

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others under the penalties of perjury. But I have been remarkable care to submit each report promptly. Further in this document, advice required by me—

This document was prepared by  
S. Lee Gresham  
1000 University Court  
1000 University Court  
1000 University Court  
Southaven, MS 38686

UNIVERSITY OF TULSA, TULSA, OKLAHOMA 74104-5057

PC 70346	EXPIRATION OF BOND-REC-PLT	 ARZ JAMES HARRINGTON CONSULTANTS, INC. 300 SOUTH 1ST AVENUE SUITE 1000, DENVER, COLORADO 80202 TEL: 303.533.0000 FAX: 303.533.0000 WWW.ARZCONS.COM
	AM 10-10-2008	
	10-20-2008	
	DATE FOR CLOSING OF PLOT	

Division of Planning  
July 26, 2022  
Interdisciplinary Consultation

**LOT ADDRESSSES:**

**UTILITY NOTE:** Each lot in this subdivision shall have a minimum consent in favor of the other lots for the purpose of utility service installations.

**Abstract**

The Underdog, Joseph E. Hager, the owner of most of the red socks described herein, says he is not the man who sold the socks and admitted that they were sold by a man who was not named in the affidavit.

[illegible]

**LITIGATION**

The following information was obtained from the records of the Department of Justice, Office of the Inspector General, Washington, D.C., regarding the litigation of the American Medical Association against the Federal Government.

**American Medical Association v. United States, et al.**

This case was filed in the District Court of Columbia on May 10, 1967, by the American Medical Association, et al., against the United States, et al.

The complaint alleges that the United States, et al., conspired to restrain trade and commerce among the states and to monopolize the market for medical services in the United States.

The complaint further alleges that the United States, et al., engaged in unfair competition and false advertising in connection with their activities.

The complaint seeks damages of \$100,000,000 and costs.

The case is currently pending in the District Court of Columbia.

**AMERICAN MEDICAL ASSOCIATION**

[illegible]

**UNCONSCIOUS CONSULT**  
**Abstracts Development Committee:** The International Development Committee, the abstracts development committee, and the abstracts review committee are working to develop a new abstracts service for the international community. The committee is currently reviewing the abstracts service provided by the International Development Committee, and is seeking input from the international community. The committee is currently reviewing the abstracts service provided by the International Development Committee, and is seeking input from the international community. The committee is currently reviewing the abstracts service provided by the International Development Committee, and is seeking input from the international community.

The defendant has been ordered to provide a \$100,000 bond to ensure that he will appear in court. The court also ordered that the defendant's assets be frozen until the case is resolved.

**Public Health Officer**

**NOTES CONTAINED HEREIN ARE UNCLASSIFIED**  
DATE 01-11-2011 BY 60322 UCBAW

dated 19th \_\_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_

**Journal of Management Education**

[illegible]

**WORTHINGTON**

[illegible][illegible]

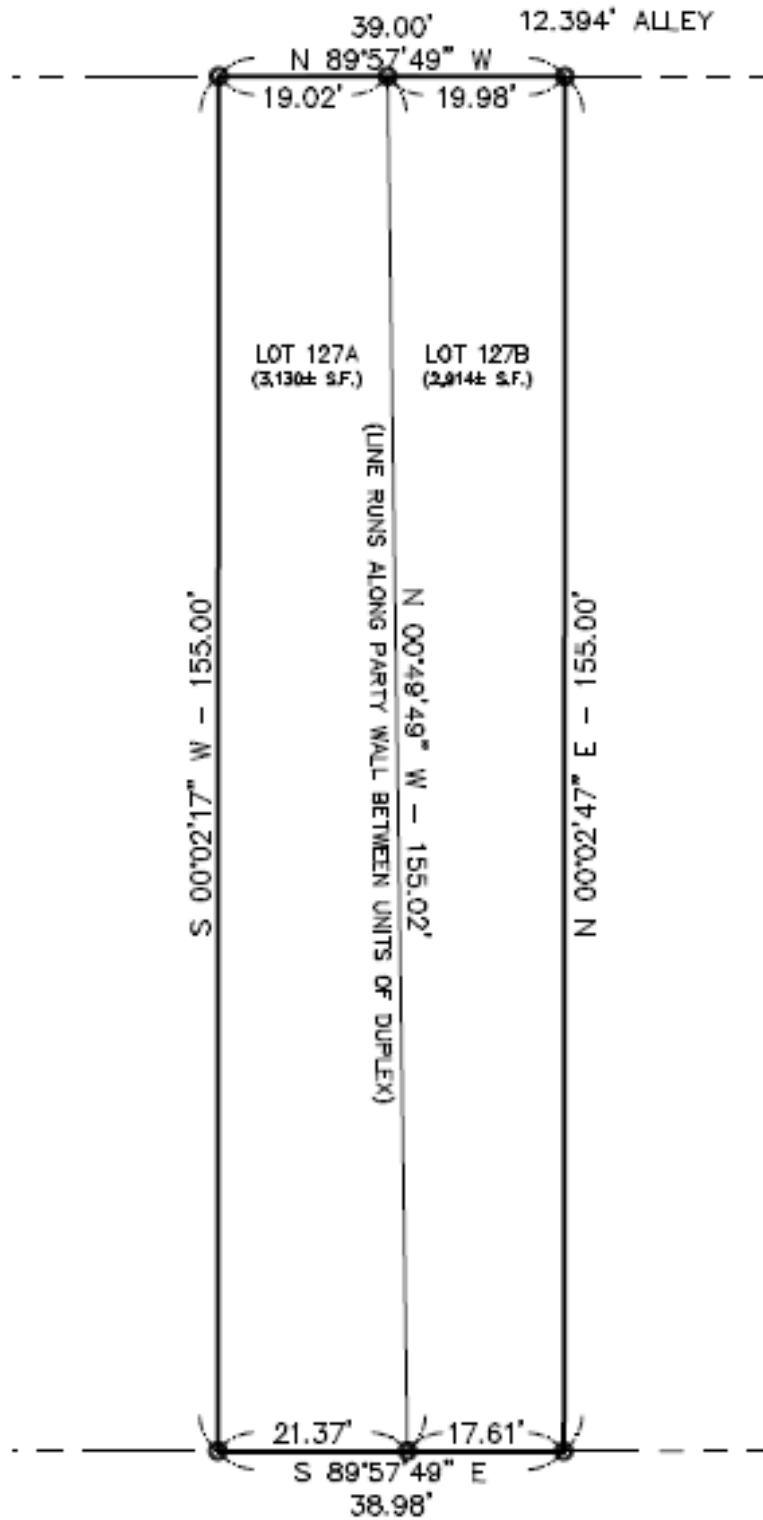
**Signature** \_\_\_\_\_

Marked Women

### by County of the

1. **Introduction**

Plat Detail



PHOTOS



Subject site viewed from 17<sup>th</sup> Street, looking north



Subject site rear yard, looking east