



AGENDA
BOARD OF ZONING APPEALS
TUESDAY, August 27, 2024
6:30 P.M.

MEMBERS

Philip Russo, Vice Chair	D. Chadwick Smith, Secretary
Baljinnyam Dashdorj	Steve Chaffin
Matt Wyatt	

STAFF

Sam Perry, Director, Community Development
Zachary Moore, City Planner/GIS Coordinator
Christopher Conard, Law Director

MEETING PROCEDURE: The Board of Zoning Appeals is a quasi-judicial board. Our primary function is to hear testimony and issue decisions. Unlike other City boards and commissions, we only hear relevant, sworn testimony from the Applicant, his/her duly appointed agent or attorney, and any other person with standing to testify in a particular matter. The Applicant has the right to cross-examine any testimony given. Our hearings are open to public attendance, but public comment, opinion and discussion are not considered testimony and will not be heard.

Please wait until you are recognized by the Chair, state your name and address so that your comments may be properly recorded. Applicants are to limit their testimony to fifteen (15) minutes, including any information presented by his/her duly appointed agent or attorney. This time limit may be extended if the Board requests or approves further testimony. Other persons with standing are encouraged to testify and ask questions about the nature of the appeal, but must be acknowledged by the Chair prior to speaking.

- I. Call to Order
- II. Election of Officers and Swearing In New BZA Members
- III. Approval of April 23, 2024 Minutes of the Regular Meeting 1
- IV. New Business*
 - BZA-2024-02, 131 Willow Lane, VARIANCE to Section 1149.06(b)(1) limit to front yard parking, Scott Webb Architect, Applicant/Agent** 4
- V. Adjournment



OXFORD BOARD OF ZONING APPEALS

Meeting Minutes

Tuesday, April 23, 2024

[Link for website video here](#)

Meeting procedure: The Board of Zoning Appeals is a quasi-judicial Board. Our primary function is to hear testimony and issue decisions. Unlike other City boards and commissions, we only hear relevant, sworn testimony from the Applicant, his/her duly appointed agent or attorney, and any other person with standing to testify in a particular matter. The Applicant has the right to cross-examine any testimony given. Our hearings are open to public attendance, but public comment, opinion and discussion are not considered testimony and will not be heard.

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Roll Call

Kate Rousmaniere, Vice Chair

D. Chadwick Smith

Matt Wyatt

Calvin Conrad

Philip Russo

Time: 2:05

A regular meeting of the Oxford Board of Zoning Appeals was called to order by Vice Chair Kate Rousmaniere on Tuesday, April 23, 2024 at 6:30 p.m.

Members in attendance were Calvin Conrad, Philip Russo, Matt Wyatt, and D. Chadwick Smith

Members excused: None

Staff Members in Attendance

Mr. Sam Perry, Director, Community Development, Mr. Zachary Moore, City Planner/GIS Coordinator, Mr. Benjamin Mazer, Assistant Law Director, Ms. Eunike Miller, Administrative Assistant

Staff Members Excused

None

Election of Officers and Swearing in BZA Members

Time: 3:24

Election of Officers

Motion 1 – To nominate Kate Rousmaniere for BZA Chair

(Voice Vote) 1st Mr. Conrad 2nd Mr. Smith

AYE: (5)

NAY: (0)

ABS: (0)

Motion 2 – To nominate Philip Russo for Vice-Chair of BZA

(Voice Vote) 1st Ms. Rousmaniere 2nd Mr. Smith

AYE: (5)

NAY: (0)

ABS: (0)

Motion 3 – To nominate D. Chadwick Smith for Secretary of BZA

(Voice Vote) 1st Mr. Russo 2nd Ms. Rousmaniere

AYE: (5)

NAY: (0)

ABS: (0)

Approval of November 28, 2023 Minutes of the Regular Meeting

Time: 7:34

Motion – To approve the minutes as written

(Voice Vote) 1st Mr. Russo

2nd Mr. Conrad

AYE: (5)

NAY: (0)

ABS: (0)

New Business

BZA-2024-01

Time: 8:09

Page 4 of the Agenda Packet

1. BZA-2024-01, 207-209 W Collins Street, VARIANCE, to Section 1143.03(c) maximum front yard coverage, Scott Webb, Architect, Applicant/Agent ***Voluntarily postponed by applicant to May meeting*

Motion – To Table the Case to the May Meeting

(Voice Vote) 1st Mr. Russo

2nd Mr. Conrad

AYE: (5)

NAY: (0)

ABS: (0)

Motion to Adjourn Meeting at 6:42 p.m.

Time: 14:24

(Voice Vote) 1st Ms. Rousmaniere

2nd Mr. Russo

AYE: (5)

NAY: (0)

ABS: (0)

STAFF REPORT

Community Development | Board of Zoning Appeals

APPLICATION DETAILS

Applicant	Scott Webb, Architect
Location	131 Willow Lane – Parcel IDs H4100007000196, -197, & -198
Owner	KMKIST LLC, c/o Ken Kist
Action Request	Variance to <i>Section 1149.06(b)(1)</i> , maximum front yard parking
Lot Size	9,991 square feet / 0.23 acres
Lot Width	98.15 feet
Current Use	Single-Family Dwelling
Current Zoning	R3MS Single-, Two-, and Three-Family Mile Square Residential District
Surrounding Land Uses	Lodging House to the north; Single-Family Dwellings to west and south; Multi-Family Apartment Building across N Campus Ave to the east

BACKGROUND

The subject property currently encompasses three total parcels situated along Willow Lane. New owner Ken Kist recently acquired ownership of the parcels in July 2024. Mr. Kist intends on consolidating all three parcels into one single parcel, followed by making improvements to the property in preparation for use as a student rental.

The property is currently classified in the City's rental database as a single-family dwelling permitted for a maximum of 4 occupants. This stands in contrast to the floor plan on file, which conveys an interior layout divided in a such a way an extra efficiency-style dwelling unit could possibly be accommodated in the upstairs portion of the structure. The front façade along Willow Lane even hints at this possibility, in that two exterior doors are present and face out onto the front stoop.

Despite the existing characteristics, the City's records do not indicate that a separate address has ever been assigned to the upstairs portion of the structure, nor has there ever been a formal acknowledgement of this property being a two-family dwelling.

The property is large enough to support a two-family dwelling by-right, as it exceeds the R3MS district standards for minimum lot area and minimum lot width, which are 6,000 square feet and 60 feet respectively. The existing property configuration also provides enough space for four (4) off-street parking spaces, the minimum required in order to convert a single-family dwelling to a two-family dwelling.

However, two of the four pre-existing parking spaces would be situated on a double-wide driveway within the front yard, which is not normally permitted by Code. The applicant is requesting a Variance to this provision in order to simply recognize a second required parking space in the front yard area, such that any further significant parking or structural modifications would not be necessary thus enabling the owner to proceed forward with a conversion to two-family use.

DESCRIPTION

The applicant's requested variance can be summarized as follows:

Requirement	Code Section	Standard	Proposal
Maximum Front Yard Parking	1149.06(b)(1)	1 space max	2 spaces
Any change in land use automatically triggers the need to comply with current parking provisions, per Section 1149.02(b) . A number of residential parking standards are provided in Section 1149.06 , including a stipulation that only <i>one (1) required parking space may be located in a required front yard. All other parking spaces required or provided in excess of the minimum requirement shall not be located in the required front yard.</i> In this instance, the "required front yard" is interpreted as the front yard setback, which per R3MS standards found in Section 1143.07 is defined as the 20-foot area measured outward from front property lines along Willow Lane and N Campus Avenue. The structure is currently set back approximately 22 feet away from the Willow Lane property line.			

PUBLIC COMMENTS

Notification was mailed to property owners within 200 feet and a sign was placed on the property. No official public comments have been received as of this writing.

DEPARTMENT COMMENTS

Below are comments from City departments:

Department	Respondent	Response
Economic Development	Seth Copenbaker, Economic Development Specialist	Not Returned
Engineering	Scott Otto, City Engineer	Returned without Comments
Fire	John Detherage, Fire Chief	Returned without Comments
Police	John Jones, Police Chief	Returned with Comments
<i>If the garage is to be counted as parking space, the owner should make effort to ensure the tenants are using it for storing cars instead of living space or general storage.</i>		

BZA SITE HISTORY

There is no prior BZA case history available in City records for this property.

DECISION CRITERIA

In accordance with **Section 1139.02(c)(1)**, the burden of proof is upon the Applicant to present reliable and substantial evidence that supports the request for Variance. Furthermore, per **Section 1139.02(c)(2)** the BZA must find that **practical difficulties** exist that would render strict application of the Code unreasonable. In determining whether such difficulties exist which are sufficient to warrant the Variance, the Board shall use the attached eight decision criteria (A-H) in its deliberation. See the enclosed narrative addressing the review criteria from Mr. Webb.

If the BZA determines that difficulties exist which are sufficient to warrant the Variance, staff recommends that the BZA cite any new or different specific evidence not yet identified and approve the Variance request. If the BZA does approve the Variance it can make separate findings and attach any appropriate conditions it deems necessary as permitted by **Section 1139.02(d)(2)**.

Staff's review of the criteria is outlined in the table below:

Criterion A	Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance
Does not support granting the Variance	Staff concurs with the applicant's assessment on this criterion. The owner may continue to see a financial return based on the current status of the property as a single-family dwelling and associated right to rental occupancy. It appears in this situation, the owner is simply seeking to maximize the existing exterior and interior configurations and structural "bones" as much as possible without going so far as to undertake a more costly demolition and rebuild.
Criterion B	Whether the variance is substantial
Supports granting the Variance	The applicant is asking to double the maximum number of spaces allowed in the front yard area. In some situations, this may be considered substantial, especially for instances involving lots with narrower frontage and where the lot only fronts on one public street. In this particular situation, given the greater degree of frontage that exists along two public streets (Willow and N Campus), this enables a greater prevalence of front yard green space than usual. For this reason, in this case staff does not find the requested Variance to be substantial.
Criterion C	Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance
Supports granting the Variance	Granting the Variance would not fundamentally change the essential character of the neighborhood, seeing as how a driveway is currently set up to support the extra parking space. The establishment of a two-family use in this neighborhood is encouraged by the Zoning Code, as it is permitted use in the R3MS District.

Criterion D	Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage)
Supports granting the Variance	The City Engineer and Fire Chief did not return any comments or concerns on this request. The Police Chief asked that the property owner ensure the garage continues to be utilized for vehicle storage and not for any other use; such diligence would lessen parking demand pressure on nearby public streets.
Criterion E	Whether the property owner purchased the property with knowledge of the zoning restriction
Does not support granting the Variance	As the applicant states, the property owner was not initially aware of the zoning restriction currently under scrutiny.
Criterion F	Whether the property owners' predicament feasibly can be obviated through some method other than a variance
Supports granting the Variance	If the ability to establish a two-family dwelling is viewed as the "predicament" at play, technically there is an avenue to achieve compliance but it would involve more significant costs and disturbance to the existing developed state of the property. In a demo/rebuild scenario, a new miniature parking area could be designed in such a way that front yard parking would be minimal to non-existent. However, to mandate such lengths be taken for the sake of reconfiguring parking in this way would be extreme.
Criterion G	Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance
Supports granting the Variance	The supposed intent of the front yard parking restriction is to maintain a reasonable portion of green space between structures and the public realm of the street, such that the urban environment does not get overtaken by cars and paved parking surfaces. The Zoning Code generally discourages wide expanses of pavement in the fronts of lots through a number of provisions inclusive of not only the front yard parking restriction, but also through standards such as max driveway width and max front yard coverage. In this particular situation with 131 Willow Lane, these other standards are otherwise met or close to being met. Therefore, staff believes acknowledging the property's current condition and clearing the way for a permissible use conversion would be doing substantial justice.
Criterion H	Any other relevant factor
Supports granting the Variance	Relevant factors supporting approval of a front yard parking variance include: (1) the existence of a wide driveway in this location (no change to neighborhood impact or impressions); (2) the pre-existing nature of the interior layout being conducive to divided units; and (3) goals and values as expressed in the 2023 Oxford Tomorrow Comprehensive Plan, namely Objective L3 to "promote development and redevelopment in targeted areas" and Action L3-A1 to "favor infill development over physical expansion of districts as much as possible."

CONCLUSION

At the time of this report, staff believes **there is substantial evidence** to support the Variance request.

SUBMITTED BY:



Zachary Moore, AICP
City Planner / GIS Coordinator

DATE: August 21, 2024

BZA MOTION FOR VARIANCES

In the case of **BZA-2024-02** ...

1) Regarding the variance requested to *Section 1149.06(b)(1)* for maximum front yard parking...

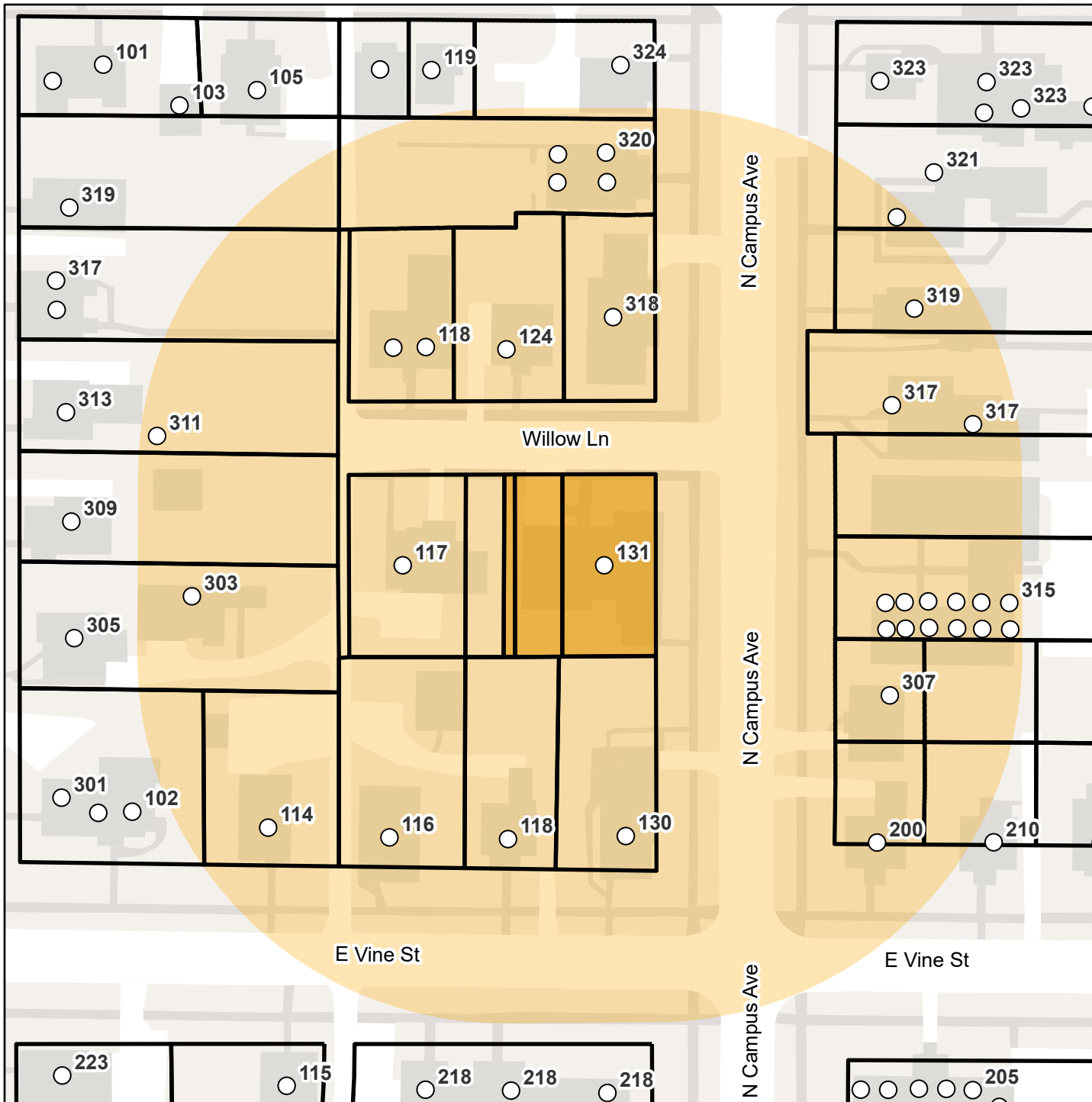
Mr./Ms. _____ hereby moves that the Board adopt and make the following findings of fact:

- A. The property in question (**will / will not**) yield a reasonable return or (**can / cannot**) be used beneficially without the variances because:_____
- B. The variance (**is / is not**) substantial because:_____
- C. The essential character of the neighborhood (**would / would not**) be substantially altered by the variance and adjoining properties (**would / would not**) suffer a substantial detriment as a result of the variance because:_____
- D. The variance (**would / would not**) adversely affect the delivery of governmental services (i.e. water, sewer, garbage, etc.) because:_____
- E. The property owner (**did / did not**) purchase the property with knowledge of the zoning restriction because:_____
- F. The property owner's predicament (**can / cannot**) feasibly be obviated through some method other than a variance because:_____
- G. The spirit and intent behind the zoning requirement (**would / would not**) be observed and substantial justice done by granting the variance because:_____
- H. Other relevant factors, if any, considered include:_____

It is further moved that after considering and weighing these factors, the Board should find that practical difficulty (**is/is not**) shown sufficient to warrant granting the Variance requested, and that the Variance should be accordingly (**APPROVED / DENIED / APPROVED WITH THE FOLLOWING CONDITIONS**). The conditions for approval, if any, include:

Motion Seconded by: Mr. / Ms. _____.

Vote: Aye: _____ Nay: _____



PC-2024-08

Surrounding Property Owners Map

-  Oxford Corporate Boundary
-  Parcels
-  Case Boundary
-  200 Foot Buffer

80
Feet

Date: 8/13/2024
11:15 AM



The City of Oxford does not guarantee the dimensional accuracy of this map. Precise dimensional accuracy should be based upon recorded deeds, plats, or a professional survey.

Aerial Map

 Site

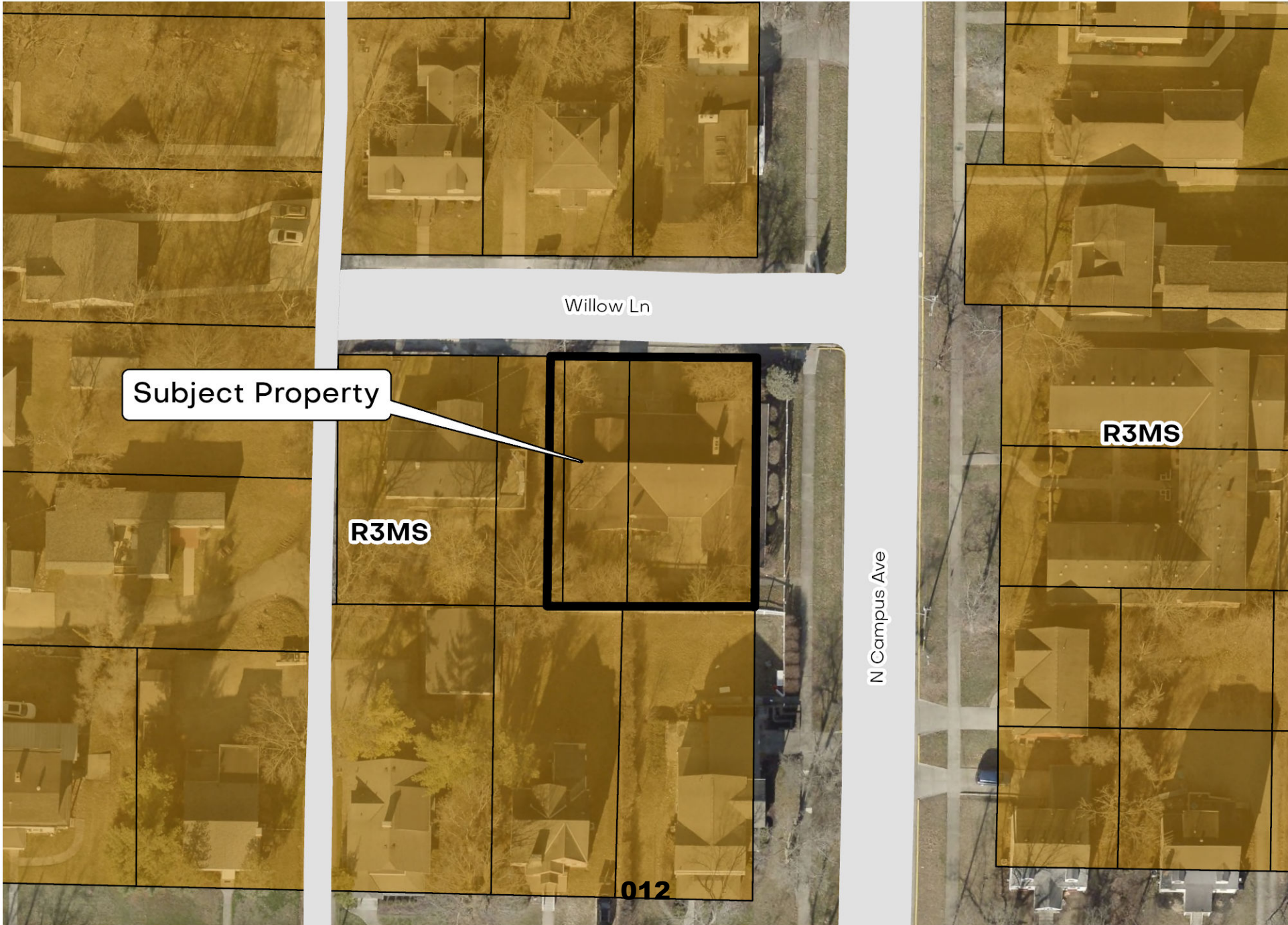
0 25 50 100 Feet



Zoning Map

 Site

0 25 50 100 Feet





VARIANCE APPLICATION

Please print legibly. To apply, email completed form and plans in PDF format to commdev@cityofoxford.org

BOX 1 | APPLICATION DETAILS

Property Address/Location 131 Willow Lane	
Total Site Acreage 0.23	Total Building Square Footage 3,324
Project Description Alteration - Conversion to 2-Family Residence	
1149.06(b)(1) - Limit to Front Yard Parking	
Requested Variance(s) Cite Zoning Code Sections	

BOX 2 | APPLICANT INFORMATION

Is the applicant also the current property owner?	
☐ Yes (You may skip Box 3) ☒ No (Do not skip Box 3, and include a Letter of Agency with your submittal)	
Applicant Name Scott Webb, Architect	
Applicant Company Name Scott Webb, Architect	
Mailing Address 103 W Walnut Street, Oxford, OH 45056	
Email Address scott@scottwebbarchitect.com	
Telephone Number (513) 523-3838	

BOX 3 | PROPERTY OWNER INFORMATION ☐ Check if same as Applicant

Property Owner Name Ken Kist
Property Owner Company Name KMKIST LLC
Mailing Address 114 Eaton Street PO Box 73, College Corner, OH 45003
Email Address kkist7@gmail.com
Telephone Number (513) 839-0700

BOX 4 | ATTACHMENT CHECKLIST Submit all contents in PDF format. No printed copies are necessary.

- ☒ **Narrative/Cover Letter** addressing all components required by [Section 1139.02\(a\)\(1\)](#) – more information on Page 3
- ☒ **Site Plan(s)** including all details and information required by [Section 1139.02\(a\)\(2\)](#) – more information on Page 3
- ☐ **Building Elevations** of any proposed or modified structures, including dimensions and exterior material details
- ☐ **Floor Plans** of building interior(s), and/or typical floor plans if the project involves multiple residential units
- ☒ **Photos** of existing site conditions and surroundings
- ☐ Copy of **Preliminary Zoning Review** or **Permit Zoning Review** containing reference to Code section(s) where variance relief is now being requested

Note: Upon checking an application for completeness, staff may require additional information and/or materials above and beyond the items listed above in order to perform a complete evaluation for compliance with relevant Code provisions. You are welcome to contact Community Development at 513-524-5204 ahead of submission to determine whether additional items may be required.

BOX 5 | APPLICANT SIGNATURE

As the owner or owner's agent, I hereby agree all information contained in this application is true, accurate, and complete to the best of my knowledge. I acknowledge the application will first be checked by City staff for completeness prior to determining a hearing date with the Oxford Board of Zoning Appeals. I also acknowledge that one or more signs may be placed on the subject property advertising scheduled public hearings for this application, and assume responsibility for removing signs at the completion of the hearing(s).

Applicant Name (Print) Scott Webb, Architect

Applicant Signature



Date 07/26/24

Processing Fee

The appropriate processing fee amount will be determined during a completeness check by Community Development staff. It may take 1-2 business days for a completeness check to be performed. The applicant will receive a digital copy of a processing fee invoice via email once it is ready. Fees may be paid in-person by check or credit card at the Finance Department window on the first floor of the Oxford Municipal Building, 15 S College Avenue, Oxford OH 45056. For credit card payments, the City accepts Visa, MasterCard, or Discover, and such payments may also be taken over the phone by calling our Finance Department Utilities line at 513-524-5221, Option 1.

Narrative/Cover Letter Requirements For source text see Oxford Zoning Code [Section 1139.02\(a\)\(1\)](#)

- A description of the existing uses of the site.
- The zoning district in which the site is located.
- A description of the existing and proposed use.
- For a proposed commercial use, include: (1) a description of operations, including type of goods sold, services performed, and expected number of customers, clientele, delivery, and service vehicles; and (2) the hours of operation.
- The nature and magnitude of the requested Variance.
- The Code section from which the Variance is requested.
- Separate narrative statements that explain how the proposed Variance satisfies each of the Decision Standards required to grant a variance. If multiple Variances are being requested, including a separate list of narrative statements for each Variance sought.

Site Plan Requirements For source text see Oxford Zoning Code [Section 1139.02\(a\)\(2\)](#)

- North arrow.
- Scale.
- Vicinity map.
- All existing and proposed lot lines within the site.
- Dimensions of all lots and of the entire site and any adjacent rights-of-way.
- Location, height, and use of all proposed and existing structures.
- Location and design of all proposed vehicle management areas.
- Location, size, and type of all proposed signs.
- Location, height, and type of all proposed screening and landscaping.
- Distances to residential zoning districts if within 1,000 feet.
- The use of land and location of structures on adjacent property and across adjacent rights-of-way.
- An indication of the regulation from which the Variance is requested.
- Other information as required by the Board of Zoning Appeals.

Decision Standards For source text see Oxford Zoning Code [Section 1139.02\(c\)](#)

The Board of Zoning Appeals will consider the effect of the request on the public health, safety and welfare.

Variances shall be granted only upon a determination that **practical difficulties** exist with respect to the property in question that would render strict application of the Zoning Code unreasonable. This determination shall be made without regard to the existence of variances and nonconformities on other land, sites, or structures not presently under consideration.

In determining whether practical difficulties exist sufficient to warrant a variance, the Board shall consider and weigh the following factors¹:

- Whether the property in question will yield reasonable return of whether there can be any beneficial use of the property without the variance;
- Whether the variance is substantial;
- Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance;
- Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);
- Whether the property owner purchased the property with knowledge of the zoning restriction;
- Whether the property owners' predicament feasibly can be obviated through some method other than a variance;
- Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- Any other relevant factor.

¹ The first seven factors are collectively known as the "Duncan standards" and are commonly referenced by municipal zoning jurisdictions in Ohio following the State Supreme Court's decision in [Duncan v Middlefield, 23 Ohio St. 3d 83 \(1986\)](#)

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that

Scott Webb, Architect

(Applicant Name)

has permission to represent our interest with the City of Oxford regarding
a variance application at the Board of Zoning Appeals

(Application Description)

located at

131 Willow Lane

(Property Address/Location)

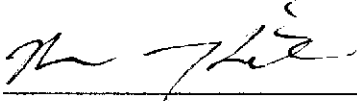
Thank you,

Ken Kist

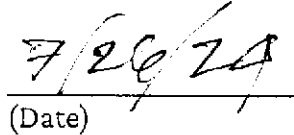
(Property Owner Printed Name – must be a person)

KMKIST LLC

(Property Owner Company Name – if applicable)



(Property Owner Signature – must correspond to printed name above)


(Date)

Board of Zoning Appeals
City of Oxford
15 S. College Ave.
Oxford, Ohio 45056



SCOTT
WEBB

ARCHITECT

103 West Walnut Street
Oxford, Ohio 45056
(513) 523-3838

www.scottwebbarchitect.com

Re: Variance to Location of Required Parking
Conversion to 2-Family Residence
131 Willow Lane
Oxford, Ohio

July 24, 2024

Board Members,

Please accept this letter as a formal petition for a Board of Zoning Appeals review hearing for variances to the limit of (1) parking space in the required Front Yard.

Built in 1956, this house is atypical for the Mile Square, being a large two-bedroom ranch on a corner lot. A small efficiency apartment was provided over the garage, perhaps as an early student rental. The house, however, has never been classified as a 2-family.

The new owner's intention is to remodel the house for its continued use as a student rental, but to remodel and improve each of the two existing dwelling units, and formally reclassifying the structure as a two-family. No change is necessary in the footprint of the structure.

Current Zoning Regulations require (4) parking spaces for a two-family structure in this Zoning District, but only allows a single car in the two-car width driveway to count toward this requirement. Typical for its era, the house currently provides a large two-car garage with a double-wide driveway off Willow Lane, providing ample room for (4) cars in the garage and driveway.

The variance requested is use the existing garage and driveway to meet the parking requirements of the new two-family use.

1149.06(b)(1) *One (1) parking space may be located in a required front yard. All other parking spaces required or provided in excess of the minimum requirement shall not be located in the required front yard.*

As described above, the proposal at hand is to count the entire existing driveway as parking to meet the min. number of required spaces.

The following are responses to the decisions standards outlined in the application;

- a) *Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance;*

The property may remain in its current condition but will continue to yield a reduced return with an original apartment above the garage unable to be rented as a unit.

b) *Whether the variance is substantial;*

The variance is not substantial, simply counting the existing paved area as an approved parking space.

c) *Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer a substantial detriment as a result of the variance*

The essential character of the neighborhood would be unaffected, with no change to the site or existing street parking.

d) *Whether the variance would adversely affect the delivery of governmental services (i.e., water, sewer, garbage);*

No change in the delivery of utilities & government services is necessitated by this application.

e) *Whether the property owner purchased the property with knowledge of the zoning restriction;*

The property owner was not initially aware of the zoning restriction, learning about it through discussions with the Community Development Staff.

f) *Whether the property owners' predicament feasibly can be obviated through some method other than a variance;*

As a corner lot, the property provides (2) Front Yards, limiting the available location for parking.

g) *Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance;*

The spirit of the Zoning Code is observed, allowing an existing two-family dwelling to be improved and approved in the area targeted for an increase in density.

h) *Any other relevant factor;*

This redevelopment project aligns with the goals of the Comprehensive Plan, encouraging infill and redevelopment within the City and investing in the historic houses in the Mile Square.

Thank you for your consideration of this application. If you have any questions or need any additional information, please call.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Scott Webb', is written over a light blue rectangular background.

Scott Webb, Architect

SITE DEVELOPMENT

(R3MS ZONING DISTRICT)

MIN. LOT AREA FOR TWO FAMILY:	6,000 SF
EXISTING LOT AREA (AFTER CONSOLIDATION):	9,991 SF
MIN. LOT WIDTH FOR SINGLE FAMILY:	50.00'
EXISTING LOT WIDTH:	98.15'
FRONT YARD REQUIREMENTS:	15'-25' MAX.
EXISTING FRONT YARD:	WILLOW LANE - 22'-3"
	NORTH CAMPUS - 16'-6"
REAR YARD SETBACK: NONE (CORNER LOT)	18'-10"
MIN. SIDE YARD WIDTH:	5'-0"
EXISTING SIDE YARD:	WEST - 8'-7"
	SOUTH - 18'-10"

EXISTING OVERALL LOT COVERAGE:

EXISTING RESIDENCE:	3,324 SF
EXISTING DRIVEWAY:	563 SF
FRONT PORCH & SIDEWALK:	253 SF
REAR PATIO:	1,043 SF
TOTAL:	5,183 SF

TOTAL LOT COVERAGE:	5,183 SF / 9,991 SF = 51.81%
ALLOW. LOT COVERAGE:	R3MS = 45%

EXISTING FRONT YARD LOT COVERAGE:

EXISTING DRIVEWAY:	302 SF
EXISTING FRONT WALK:	100 SF
	402 SF

ACTUAL FRONT YARD:	402 SF / 2,904 SF = 13.8%
ALLOW. FRONT YARD:	R3MS = 35%

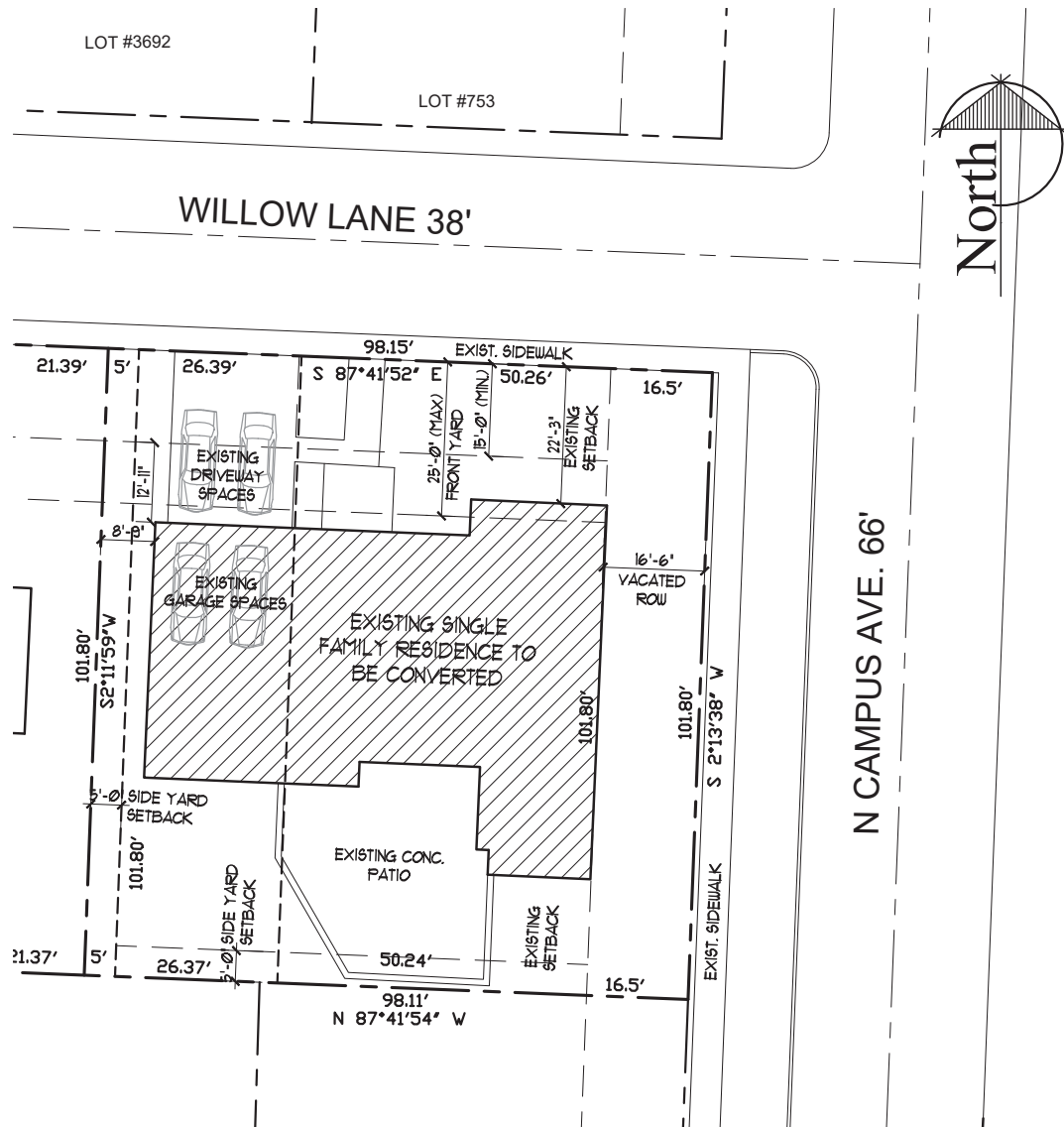
PARKING

(4) SPACES REQUIRED FOR 2-FAMILY CONVERSION

INTERIOR GARAGE SPACES - (2) PROVIDED

DRIVEWAY SPACES - (2) PROVIDED

MAX. (1) PARKING SPACE IN FRONT YARD → 1149.06(b)(1)



EXISTING SITE PLAN

1" = 20'-0"



DATE	July 24, 2024
REVISIONS	



Site Pictures



Site Location



Existing Garage & Driveway



Adjacent Properties



