

STAFF REPORT

Community Development | Board of Zoning Appeals

APPLICATION DETAILS

Applicant	Scott Webb, Architect
Location	314 University Ave
Owner	Calista Enterprises LLC
Action Request	Variance to Section 1143.07(c) minimum lot width for a three-family use
Lot Size	10,192 square feet
Lot Width	56 feet
Current Use	Single-Family Dwelling
Current Zoning	R3MS Single-, Two-, and Three-Family Mile-Square Residential District
Surrounding Land Uses	Two-family dwellings to the west and east; Single-family dwellings to north and south

BACKGROUND

The applicant has requested a Variance to **Section 1143.07(c)** of the Oxford Zoning Code in pursuit of redeveloping an existing single-family property at 314 University Avenue with a new three-family structure. The property is zoned R3MS Single, Two and Three-Family Mile-Square Residential District. The R3MS District permits three-family dwellings so long as the lot in question has a minimum width of 60 feet. The applicant is requesting relief from the 60-foot standard in order to build on a 56-foot wide lot. The property otherwise meets the R3MS minimum lot size standard of 8,000 square feet for a new three-family.

The existing structure is a one story built in 1962 and contains a carport wide enough for one vehicle, accessed via a driveway with a curb cut on University Avenue. The new structure is proposed to contain two stacked units in front, along with a two-story unit in back. The front entrances to all three units are shown to face toward the street, thus in compliance with the Zoning Code's principal entrance provision which requires all entrances to be "upon" the street. The project would also entail removal of the existing driveway and curb cut, with new off-street parking instead being situated off the alley in the rear, as is more preferred.

The submitted site plan shows a total of six (6) off-street parking spaces, which complies with the minimum number of spaces required for a three-family use (2 spaces per unit). Of these 6 spaces, one of them is considered a "stacked" space since it is located beyond another; the modification of the parking area to include this stacked space appears to be the only difference between the currently submitted plans and those previously considered for Variance requests to both lot width and parking setbacks in November 2021.

DESCRIPTION

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

Requirement	Code Section	Standard	Proposal
Minimum Lot Width	1143.07(c)	60 feet	56 feet
The R3MS District specifies a series of minimum lot widths based upon the type of principal residential use. A single-family dwelling requires a minimum width of 40 feet, two-family requires 50 feet, and three-family requires 60 feet. The subject property has a total lot width of 56 feet. Therefore, the owner could choose to demolish the existing building and construct either a new single-family dwelling or new two-family dwelling by-right without need for a Variance. Instead, the applicant proposes construction of a three-family dwelling but is 4 feet short of the required lot width in order to receive Zoning approval.			

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, Assistant to the City Manager	Returned with Comments
<i>The proposed development of a multi-family/three-unit residence at 314 University represents progress on;</i> <i>1. Rezoning efforts for this section of Oxford</i> <i>2. City Council goals of more affordable housing via code changes to encourage density</i> <i>While this project will not likely directly impact housing affordability, as it will likely be rented as student housing, it does represent a positive change in residential development and infill within Oxford. The Economic Development Staff do not anticipate significant economic impact to the City of Oxford via this variance and development. No concerns at this time.</i>		
Engineering	Scott Otto, City Engineer	Returned without Comments
Fire	John Detherage, Fire Chief	Returned without Comments
<i>This drawing shows the 2 story building five feet away from the property line where there is a six foot privacy fence, which would be unacceptable. Assuming that this structure would have bedrooms on the north side, it would be impossible to place a ground ladder and perform a rescue from the second floor in a fire situation. At least ten to twelve feet would be needed to the fence, depending on fall from the building, to be able to safely use a ground ladder in a rescue situation and more to access the roof.</i>		
Police	John Jones, Police Chief	Returned without Comments

BZA SITE HISTORY

Past BZA case history for the subject property is outlined in the table below:

Case No.	Request(s)
BZA-2018-16	Variances to Lot Width for 3-Family, Parking Setback, Front Yard Coverage, and Number of Parking Spaces
Applicant Scott Webb had submitted an application on July 17, 2018 requesting 4 different Variances in order to establish a new three-family dwelling on the property. The nature of some of the requests, and the proposed site layout, is actually similar to a later request in 2021 as well as the current request. In 2018, Mr. Webb had requested the following variances: (1) minimum lot width decrease from 60 feet down to 56 feet, to enable construction of a three-family dwelling; (2) parking setback reduction from 3 feet to 1 foot to accommodate alley parking; (3) front yard coverage, to increase from 5% to 13.25%; and (4) minimum number of parking spaces, to reduce from 8 to 6 [Note: (3) and (4) are no longer necessary for the current proposal, due to Zoning Code amendments adopted by Council in early 2021. In other words, the applicant is now able to comply with front yard coverage and minimum parking requirements]. The staff report prepared at the time expressed the belief there was substantial evidence to support the coverage and parking setback requests, but not enough evidence to support the lot width request. The application was withdrawn prior to being heard by the BZA.	
BZA-2021-12	Variances to Lot Width for 3-Family and Parking Setback
Architect Scott Webb submitted a similar application for this property on October 15, 2021. At that time, Mr. Webb re-entered a request for two of the original four Variances from the 2018 application, including: (1) minimum lot width decrease from 60 feet down to 56 feet to enable three-family construction; and (2) parking setback reduction from 3 feet to 1 foot to fit spaces in a row along the back alley. The staff report prepared at the time found that the lot width request was substantial and the parking setback was not substantial, thus coinciding with the recommendations in the 2018 staff report. The application was withdrawn prior to being heard by the BZA in November.	

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 Decision Criteria is provided in the table on the following pages.

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	It is evident there is already beneficial use of the property since it is developed with a single-family dwelling. The owner could also choose to redevelop the lot with either a new single-family dwelling or two-family dwelling and meet all standards of the Zoning Code without necessitating approval of Variances.
Criterion B	Whether the variance is substantial
Does not support granting the Variance	The applicant is asking for a 6.7% reduction in lot width (from 60 ft to 56 ft). Staff believes the proposed lot width reduction is substantial, as had been originally noted in the 2018 staff report.
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
Mixed evidence	This particular block of University Avenue (between E Sycamore St and E Vine St) has experienced significant redevelopment in recent years. New single-family dwellings at 316 University and 317 University were constructed in the mid-2010s, and two duplexes at 313 University and 318/320 University were constructed within the past year. It is clear from the abundance of projects taking place on this block that viable redevelopment opportunities exist for one- and two-family residential uses, without the need for requesting greater intensity of use as a three-family. It can be noted this property is located within an area of the Mile Square that was up-zoned from R-2MS to R3MS in 2017 for the purpose of increasing allowable density close to campus. However, there are numerous properties in the area which meet the required lot width for three-family. Turning to the proposed dwelling itself, the applicant's rendering shows a two-story dwelling appearing much more complementary to other residential structures within the vicinity, despite the difference in number of units, as compared to the design submitted for the previous 2018 request.
Criterion D	Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage)
Mixed evidence	Engineering and Police Departments returned the application without comments. The Fire Chief expressed a concern about the proximity of the future building to chain-link/privacy fencing which currently exists along the northern boundary of the lot. The close proximity would hinder the ability to reach the upper floor of the structure with a ladder. Typically when setbacks are considered administratively (outside of a discretionary review process, such as a Variance), there is not a way to mandate someone set their structure back further from a fence or other obstruction that is not a building. While staff does not believe there is a direct nexus between this issue and the lot width request at hand, it is certainly now understood to be a potential health and safety risk and thus worthy of discussion. Staff would hope the applicant could voluntarily agree to demolishing the fence and/or increasing the side setback, despite whatever action the BZA may take with respect to the lot width request.

Criterion E	Whether the property owner purchased the property with knowledge of the zoning restriction
Does not support granting the Variance	The same Variance for lot width was previously pursued in 2018 and in 2021, but withdrawn both times prior to reaching the BZA. According to the prior staff report, the property was purchased in 2000 by Ned Hoelzer and at the time was zoned R-2, which was a small lot single family zoning district. Therefore, the investment-backed expectation for the property was for a single-family when purchased. The property was rezoned to R-1MS as part of the 2003 Code rewrite, and then later up-zoned to R3MS in 2017.
Criterion F	Whether the property owners' predicament feasibly can be obviated through some method other than a variance
Does not support granting the Variance	The original plat has more or less pre-determined the lot widths in this area, many of which do not provide sufficient distance to allow for the highest possible use per the presently zoned R3MS District. Still, there is already beneficial use of the property with a single-family dwelling and it is also possible by-right to densify the lot by razing the existing building and constructing a new two-family dwelling. Staff does not believe a true "predicament" is posed by the current request; only the desire for highest intensity of use.
Criterion G	Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance
Does not support granting the Variance	The general purpose of minimum lot width regulations is to ensure regularity of dimensions and form for specific land uses or districts, resulting in a predictable ratio of building size to lot size. The purpose of regulating density also factors in to the subject of minimum lot widths. When it comes to one-, two-, and three-family uses, the prescribed lot width regulations in the R3MS district are the smallest of all Residential Districts in Oxford, and thus result in the greatest degree of density possible for such uses along any particular stretch of block. For example, the R-1MS District prescribes a 60-foot minimum lot width for single-family uses, and the R-2MS District prescribes a minimum of 50 feet for single-family and 75 feet for two-family. R3MS standards are 40, 50, and 60 feet for single-, two-, and three-family uses respectively. Prior to a text amendment in 2017, the R3MS lot width requirements were 50, 75, and 90 feet for single-, two-, and three-family dwellings respectively. The text amendment was processed and adopted around the same time as the up-zoning of the area (from R-1MS to R3MS), thus it is clear the intent was not to allow three-family on every property just for the sake of increasing density. In other words, decreases in minimum lot widths and rezoning of property were more or less considered together as one package. Entertaining variation in the standards adopted in 2017 would thus mean entertaining a denser residential environment than what was envisioned at that time, and thus probably doesn't observe the spirit of the Code.
Criterion H	Any other relevant factor
N/A	The BZA may rely upon additional factors or evidence contributed by the applicant or other evidence heard during the hearing.

CONCLUSION

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

SUBMITTED BY:



Zachary Moore, AICP
City Planner / GIS Coordinator

DATE: June 21, 2022

BZA MOTION FOR VARIANCES

With regard to the Request for Variance # **BZA-2022-02**, being a Variance to Section 1143.07(c), minimum lot width for a three-family dwelling:

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:_____

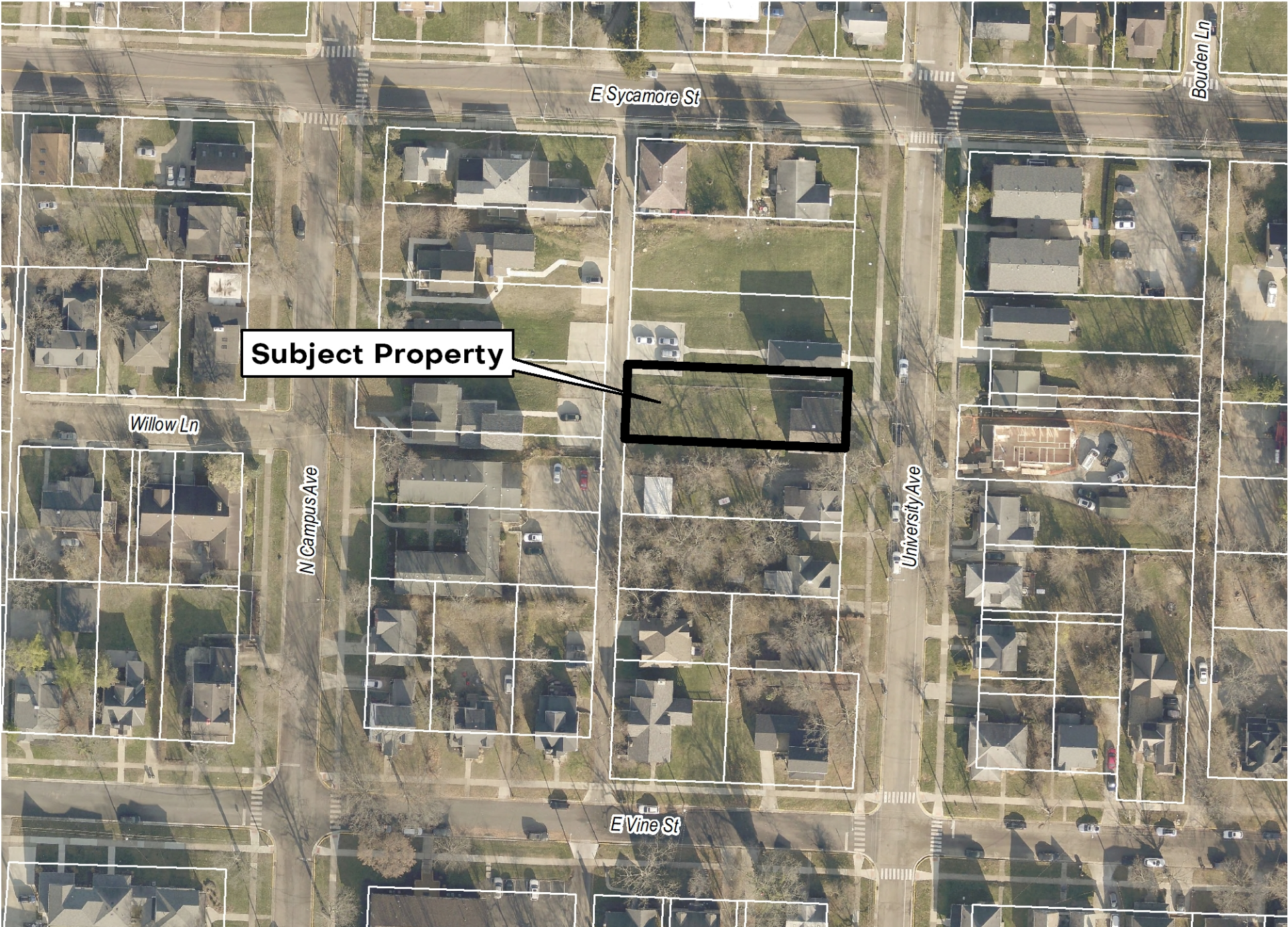
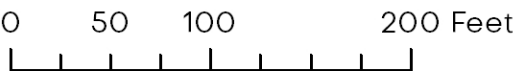
It is further moved that after considering and weighing these factors, the Board should find that practical difficulty (**is/is not**) shown sufficient to warrant granting the Variance requested, and that the Variance should be accordingly (**APPROVED / DENIED / APPROVED WITH THE FOLLOWING CONDITIONS**).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

Motion Seconded by: Mr. / Ms. _____.

Vote: Aye_____ Nay:_____

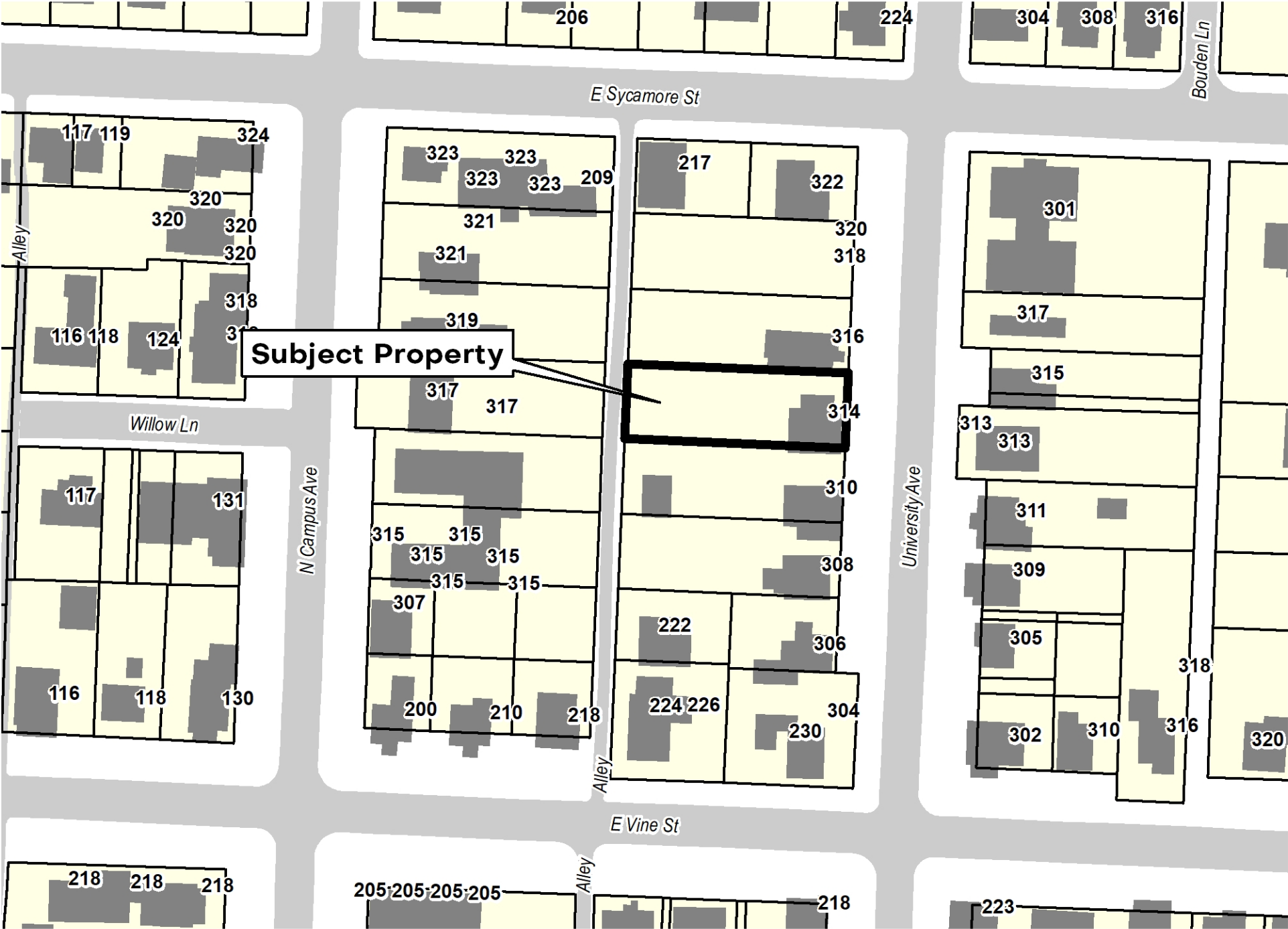
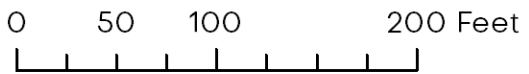
Location Map

 Site

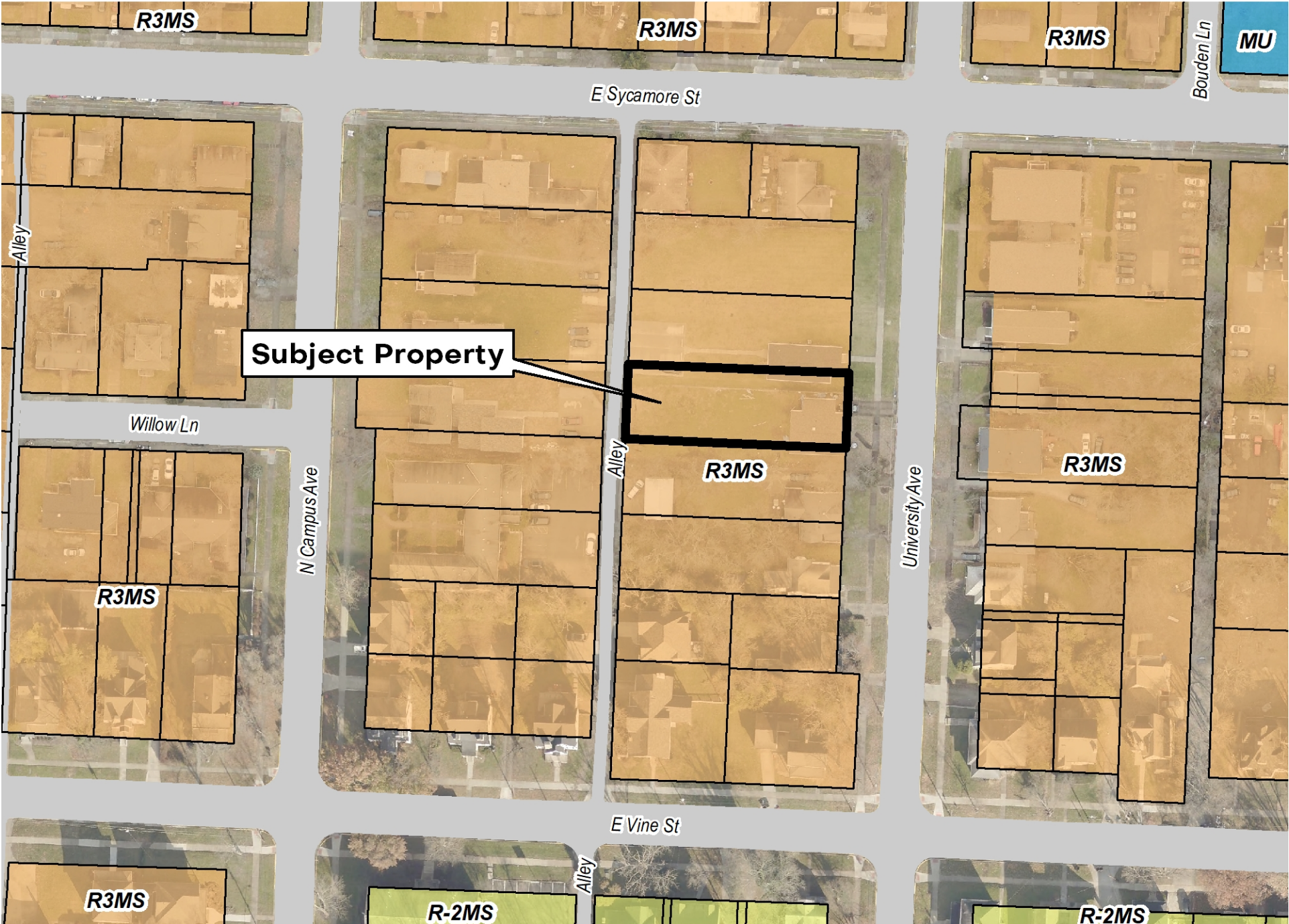
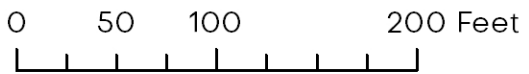


Location Map

 Site



Location Map





BZA-2022-02

Surrounding Property Owners Notifications Map

Legend

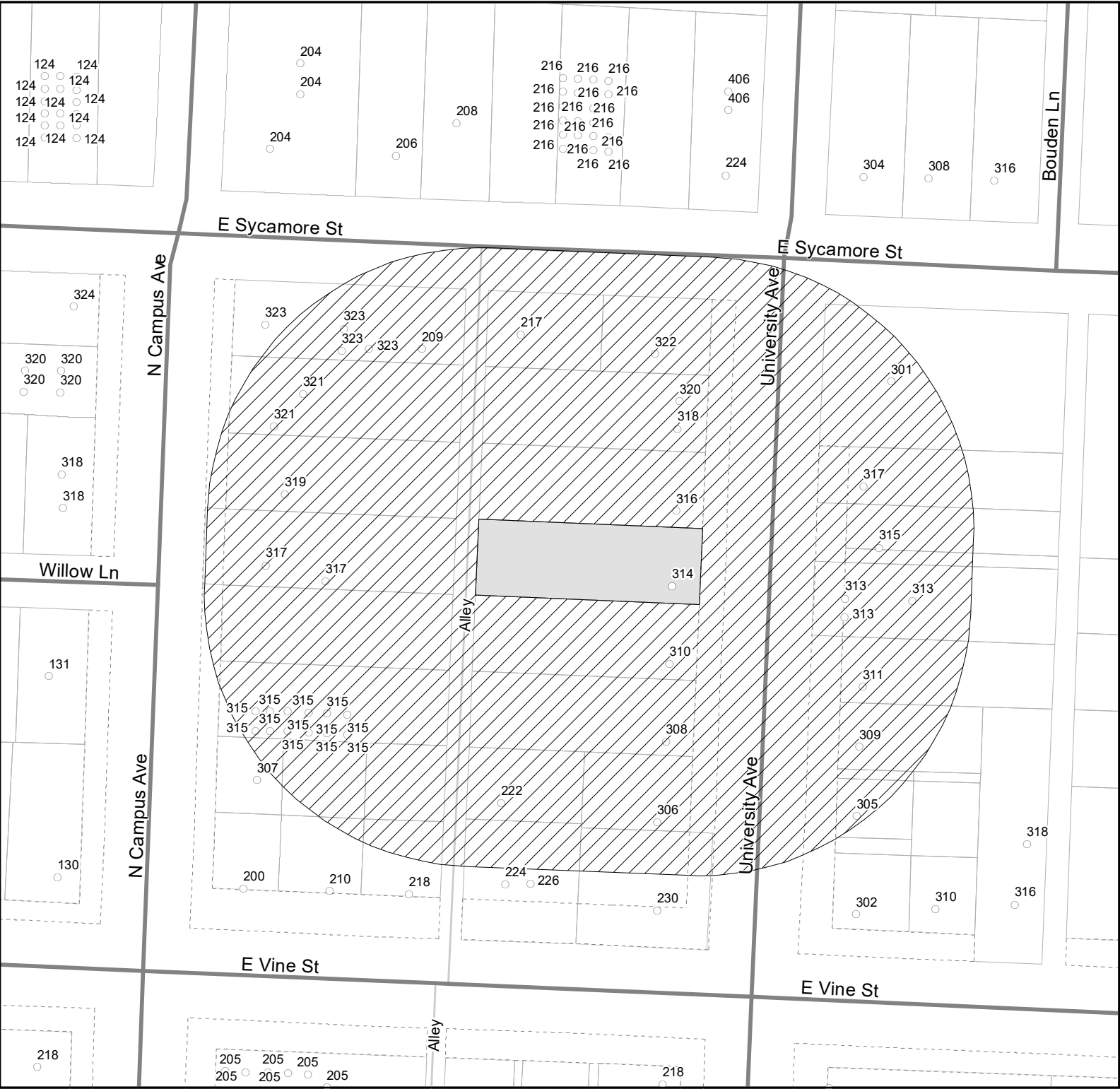
- Subject Area
- 200 Ft. Buffer
- Oxford Corp. Limit
- Address Point
- 16.5' Vacated ROW



1 inch = 100 feet

Prepared on Thursday, June 02, 2022

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.





Internal Use Only:

Case No.

BZA-2022-02

Date Filed

5/23/22

Petition for Zoning Variance

Petitioner Information

Attach a Letter of Agency if the Petitioner is not the property owner.

Name * Scott Webb, Architect

Mailing Address * 103 West Walnut Street

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number(s) * (513) 523-3838

Email Address scott@scottwebbarchitect.com

Owner Information

Name * Calista Enterprises LLC

Mailing Address * 116 East High Street

City, State & Zip Code * Oxford, Ohio 45056

Telephone Number(s) * (513) 523-2015

Email Address tkacachos@parkplacerealestate.net

Variance and Lot Information

Requested Variance. * Indicate the nature of variance and applicable section(s) of the Planning and Zoning Code.

1143.07(c) Min. Lot width for a 3-Family Dwelling in the R-3MS District

Location of Requested Variance * 314 University Ave.

Name of Building

Legal Description * Parcel #H4100006000031

Zoning District * R-3MS Total Acreage * 0.234

Existing Use of Site * Single Family Residential

Proposed Use (if applicable). A description of operations, including type of goods sold, services performed, and expected number of customers, clientele, delivery, and service vehicles, and the hours of operation.

New 3-Family Dwelling in the R-3MS District

Required Plans and Documentation

From Section 1139.02(a)².

- (1) **Contents of application for variance.** Eight complete sets of all information shall be submitted with an application. The Zoning Administrator may modify this requirement based upon the type of materials included. **The applicant is encouraged to contact the Zoning Administrator prior to submitting an application to discuss the submission requirement.** If any information is submitted in color or on non-standard paper, more copies may be required.
 - A. Application Fee.
 - B. Description of Use and Site.
 - C. The name, mailing address, and telephone number of the applicant and the property owner.
 - D. If the applicant is not the owner, a statement from the owner that the applicant is entitled to apply on his or her behalf (Letter of Agency).
 - E. A legal description of the site, including all separate lots.
 - F. A description of the existing uses of the site.
 - G. The zoning district in which the site is located.
 - H. A description of the existing and proposed use.
 1. A description of operations, including type of goods sold, services performed, and expected number of customers, clientele, delivery, and service vehicles.
 2. The hours of operation.
 - I. The nature and magnitude of the requested variance.
 - J. The Code section from which the variance is requested.
 - K. A separate narrative statement that explains how the proposed variance satisfies **each** of the Decision Standards required to grant a variance ([see Decision Standards section](#)).
 - L. A list of the names and mailing addresses of all landowners within 200 feet of the perimeter of the site ([see Surrounding Property Owners section](#)).
- (2) **Site Plan.** A scaled site plan shall include the following information in detail. The required information may be submitted on multiple site plans if inclusion of all information on a single plan makes it illegible or difficult to understand.
 - A. North arrow.
 - B. Scale.
 - C. Vicinity map.
 - D. All existing and proposed lot lines within the site.
 - E. Dimensions of all lots and of the entire site and any adjacent rights-of-way.
 - F. Location, height, and use of all proposed and existing structures.
 - G. Location and design of all proposed vehicle management areas.
 - H. Location, size, and type of all proposed signs.
 - I. Location, height, and type of all proposed screening and landscaping.
 - J. Distances to residential zoning districts if within 1,000 feet.
 - K. The use of land and location of structures on adjacent property and across adjacent rights-of-way.
 - L. An indication of the regulation from which the variance is requested.
 - M. Other information as required by the Board of Zoning Appeals.
- (3) **Elevations.** Elevations of proposed structures, or typical elevations if structures are not yet designed, may be required by the Zoning Administrator if the proposed location, height, or bulk of the structure is such that it may negatively affect an adjacent use.
- (4) **Other.** Photographs of the existing use and its surroundings and other information regarding the proposed use, site, or surrounding area as may be pertinent to the application or required by the Board of Zoning Appeals.

Surrounding Property Owners

On a separate sheet, provide the parcel numbers, names, and mailing addresses of all property owners within 200 feet of all boundaries of the property in question. The [Butler County Auditor Real Estate Search](#)¹ is helpful when searching for the mailing address of adjoining property owners. It allows you to search by owner, address, or parcel number.

Decision Standards

From Section 1139.02(c)(2). *See Chapter 1139 Variances² for the full text.*

- A. Whether the property in question will yield reasonable return or whether there can be any beneficial use of the property without the variance;
- B. Whether the variance is substantial;
- 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;

- D. Whether the variance would adversely affect the delivery of governmental services (i.e. water, sewer, garbage);
- E. Whether the property owner purchased the property with knowledge of the zoning restriction;
- F. Whether the property owners' predicament feasibly can be obviated through some method other than a variance;
- G. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting the variance.
- H. Any other relevant factor.

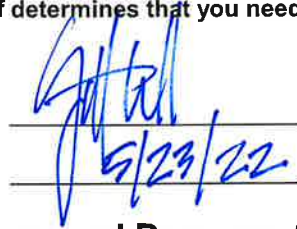
Fees & Receipt

The variance fee is \$325.00, plus \$100.00 for each additional variance request up to a maximum of \$1,000.00, plus \$10.00 postage charge. **Fees may increase if staff determines that you need more variances.**

Sign and Date

Petitioner Signature *

Date *



Submit Application, Plans and Documentation, and Fees

We will not accept incomplete applications and/or plans and documentation.

Send or drop off this application with required plans and documentation as attachments and a check for fees and postage charge, made payable to **City of Oxford**, to Community Development Director, 15 South College Avenue, Oxford, OH 45056.

Direct questions to the Community Development Department at (513) 524-5204. The application will be placed on the next possible agenda.

Note: You must adhere to notification and publication requirements. Submit materials 30 days prior to the Board of Zoning Appeals meeting at which the action is requested. City Staff will place a public hearing sign on the subject property. **The Petitioner is responsible for removing the signage at the completion of the hearing(s).**

¹ Butler County Auditor Real Estate Search: <http://www.butlercountyauditor.org/>

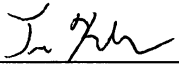
² City of Oxford Codified Ordinances: <http://www.cityofoxford.org/fees-ordinances-and-charter>

LETTER OF AGENCY

To Whom It May Concern:

Please be advised that Scott Webb, Architect has permission to represent our interest with the City of Oxford's Board of Zoning Appeals regarding a New 3-family Dwelling at 314 University Avenue.

Thank you,

Signed: 
Calista Enterprises LLC

9/27/2021
Date:

Board of Zoning Appeals
City of Oxford
101 East High Street
Oxford, Ohio 45056



SCOTT
WEBB

ARCHITECT

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

www.scottwebbarchitect.com

Re: Variance to Minimum Lot Width,
Front Yard Lot Coverage,
Parking Requirements &
Parking Location
Demolition of Existing Single Family Residence
& Construction of a New 3- Dwelling Unit Development
314 University Ave.

May 23, 2022

Board Members

Please accept this letter as a formal petition for a Board of Zoning Appeals review hearing for variances to the minimum lot width requirement of the R3MS Zoning District, front yard lot coverage, parking requirements, and location relating to the demolition of an existing Single Family Structure and the construction of a new 3-Dwelling Unit Development at 314 University Ave. in the R3MS Zoning District.

1143.07(c) Requires a minimum lot width of 60' and 8,000 s.f. of Lot Area for (3) Dwelling Units

The Lot in Question has 56' of Lot Width (over 93% of the width requirement) and 10,192 s.f. of area (over 127% of the area requirement).

Despite the slightly narrower lot width, the design as proposed meets the minimum side yard setbacks.

There are (2) specific requirements for 3-family development in the R3MS District: Lot width and Lot area. The parcel at hand represents over 93% of the width standard and over 127% of the area standard, making this lot appropriate for a variance allowing a new 3-family development in a 3-family district.

None of the lots along this side of University Ave. meet the minimum lot width requirements for the district that was recently rezoned to R3MS in Planning Commission's initiative to increase the density in this portion of the Mile Square, however nearly all of the lots in this area exceed the lot area requirement.

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 existing building was purchased in a state of disrepair, and while my client has been investing in and maintaining the property, its condition and location have encouraged him to consider a more significant investment; replacing the structure entirely.

The existing frame structure does not meet current building code requirements

While the property may continue in its current configuration and continue to yield a return, the project described herein represents a major investment in the neighborhood providing a permitted use envisioned by Planning Commission when the property was rezoned to R-3MS.

b) Whether the variance is substantial;

The variance is not substantial, as the existing property represents over 93% of the required minimum, being 56' wide where the minimum is 60'. This is offset by the fact that the lot provides over 127% of the minimum lot area.

The proposed new development has designed to exceed the required side yard setbacks on each side while breaking down the scale of the development into smaller structures.

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 simply improved, removing a building that has outlived its life expectancy and replacing it with a new permitted use, in line with Planning Commission's rezoning of the area and meeting the Mile Square Design Guidelines.

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 was purchased prior to the change in Zoning designation and regulations.

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

Lot widths in the new R3MS district cannot be corrected, as these were platted as original lots. In creating (2) standards for lot size (width and area) Planning Commission & City Council has accounted for slight variances in lot width through the variance process when one standard is exceeded.

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 a three-family development in a three family district. Substantial Justice would be done by allowing the improvement of a property resulting in a more code compliant structure that reflects Planning Commission & City Council's decision to allow higher density in the Mile Square in such locations.

Further, it reflects Planning Commission's discovery that the lot requirements in the section of the Mile Square do not reflect the lot sizes in the district.

h) Any other relevant factor;

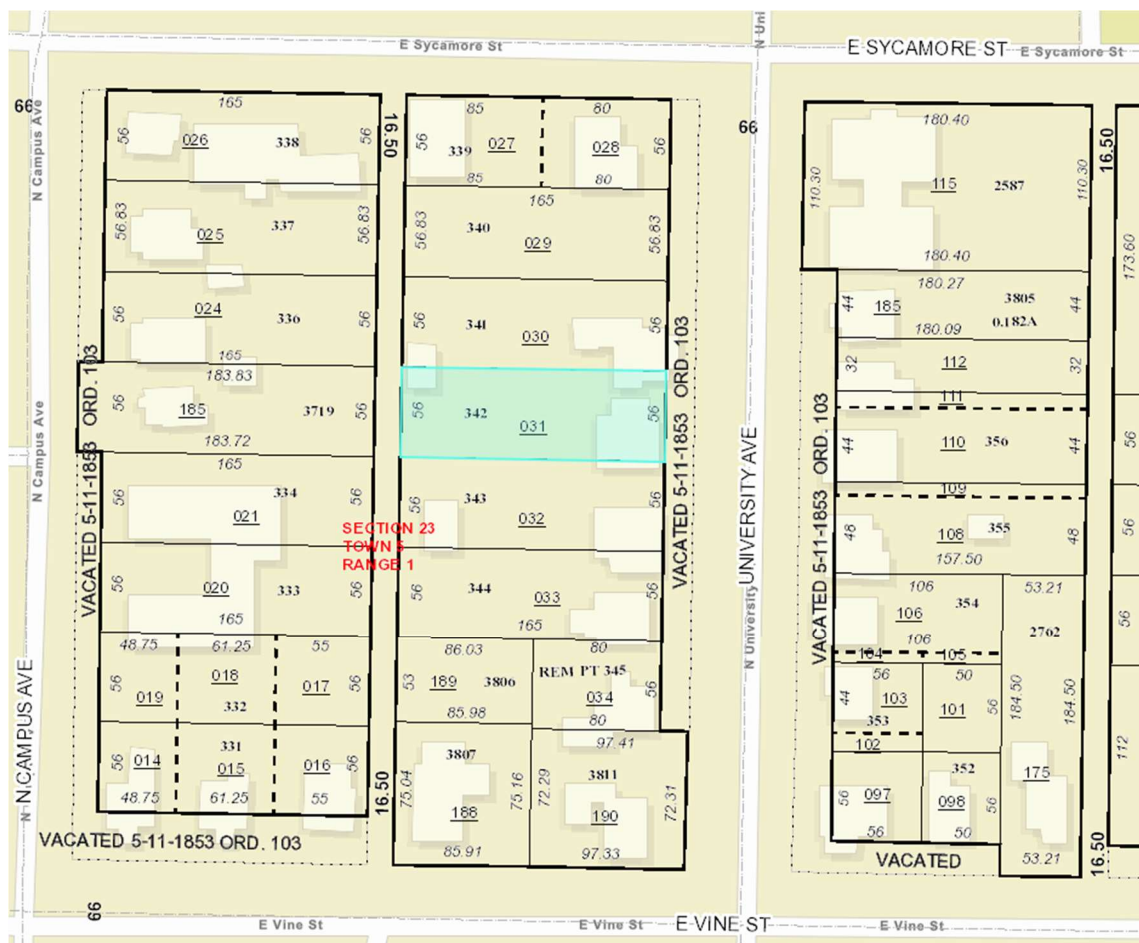
This redevelopment project aligns with the goals of the Comprehensive Plan, encouraging infill and redevelopment within the City, improving the property aesthetically, and with regard to the safety of its occupants.

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

Respectfully,



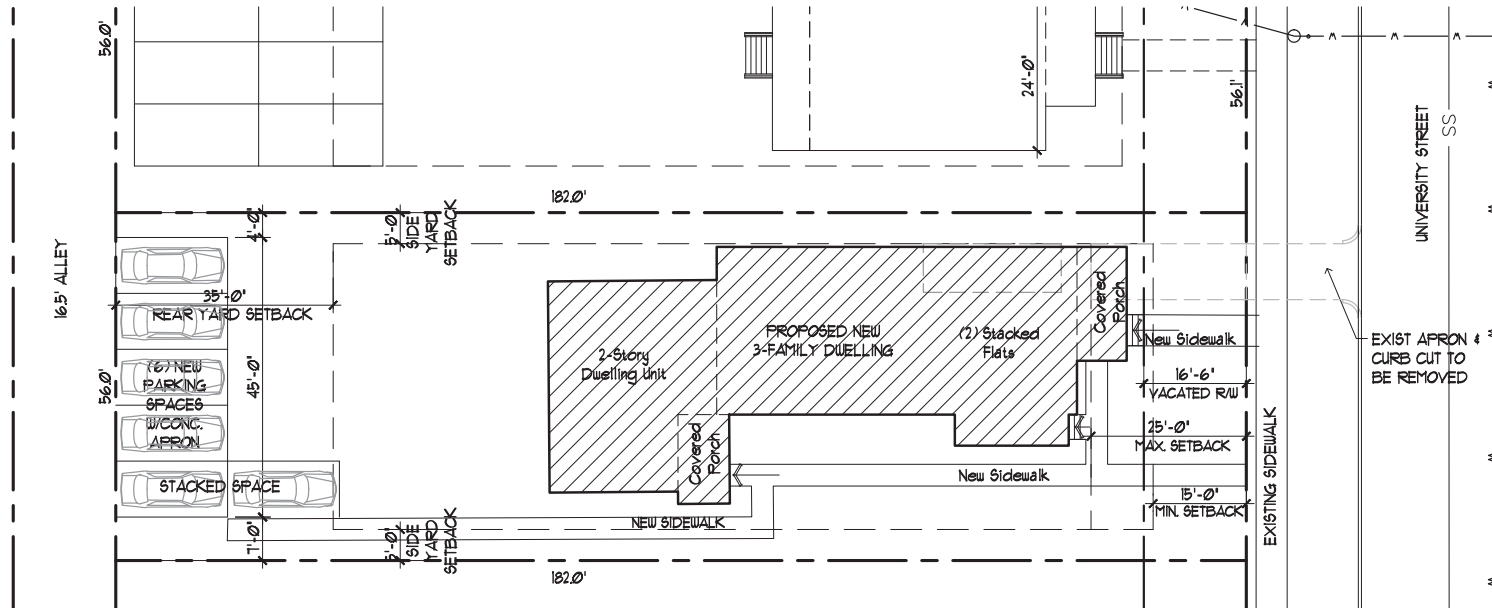
Scott Webb, Architect



Site Location



Existing Structure



SITE PLAN

1" = 20'-0"

ZONING

(R3MS ZONING DISTRICT)

OVERALL LOT AREA: (8,000 SF MIN.) 10,192 SF

OVERALL LOT WIDTH: (60' MIN.) 56 FEET

LOT COVERAGE

BUILDINGS: 2,165 SF

(6) PARKING SPACES (OFF ALLEY): 912 SF

SIDEWALKS: 184 SF

TOTAL: 4,521 SF

ACTUAL LOT COVERAGE: 4,521 SF / 10,192 SF = 44.35%

ALLOW. LOT COVERAGE: R3MS = 45%

ACTUAL FRONT YARD: 190 SF / 1,208 SF = 15.73%

ALLOW. FRONT YARD: R3MS = 15%

PARKING

(6) REQUIRED SPACES @ (2) PER DWELLING UNIT: PROVIDED
USING (1) ALLOWED STACKED SPACE

REQUIRED VARIANCES

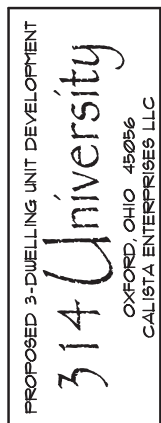
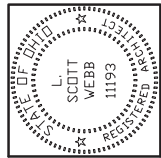
1143.07(c) 60' MIN. LOT WIDTH FOR 3-FAMILY

PRELIMINARY SITE PLAN

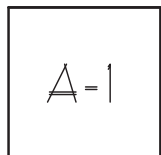
SCOPE OF WORK:

PROPOSAL INCLUDES THE REMOVAL OF AN EXISTING SINGLE FAMILY STRUCTURE FOR REPLACEMENT WITH A NEW 3-FAMILY DWELLING UNIT IN THE R3MS ZONING DISTRICT

PROPOSAL INCLUDES (3) SEPARATE ENTRANCES TO EACH DWELLING UNIT FACING UNIVERSITY AVENUE

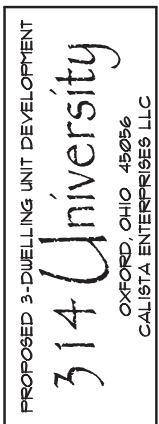


DATE	
May 23, 2022	
REVISIONS	





PRELIMINARY STREET VIEW



DATE	
May 23, 2022	
REVISIONS	

