

APPLICATION NUMBER

**5093**

A REQUEST FOR

**USE VARIANCE TO ALLOW A SECOND DWELLING  
UNIT ON ONE LOT; ONLY ONE DWELLING UNIT PER  
LOT IS ALLOWED IN AN R-1, SINGLE-FAMILY  
RESIDENTIAL DISTRICT.**

LOCATED AT

**1809 RIVERVIEW AVENUE**

(East side of Riverview Avenue, 125'  $\pm$  North of Venetia Road)

APPLICANT

**JEAN RUMPANOS**

**BOARD OF ZONING ADJUSTMENT**

FEBRUARY/2002

The applicant is requesting Use Variance to allow a second dwelling unit on one lot; only one dwelling unit per lot is allowed in an R-1, Single-Family Residential District.

The applicant states that he would like to renovate an older structure to be used as an occasional guest cottage. The structure was used as maid's cottage to the late 1960's and has been used as a storage building since that time.

Additionally, the applicant states that his intent is restore the building at minimal cost. The major portion of the work is the rewiring of the building and that no structural changes will be made. Also, the structure has an existing bathroom and kitchenette.

The structure has lost its non-conforming status, thus resulting in this application. In essence, the applicant would like to have a second dwelling unit on one lot. The Zoning Ordinance states that in an R-1, Single-Family Residential district, only one residence is allowed per lot.

The applicant could easily eliminate the need for a use variance by submitting a subdivision application.

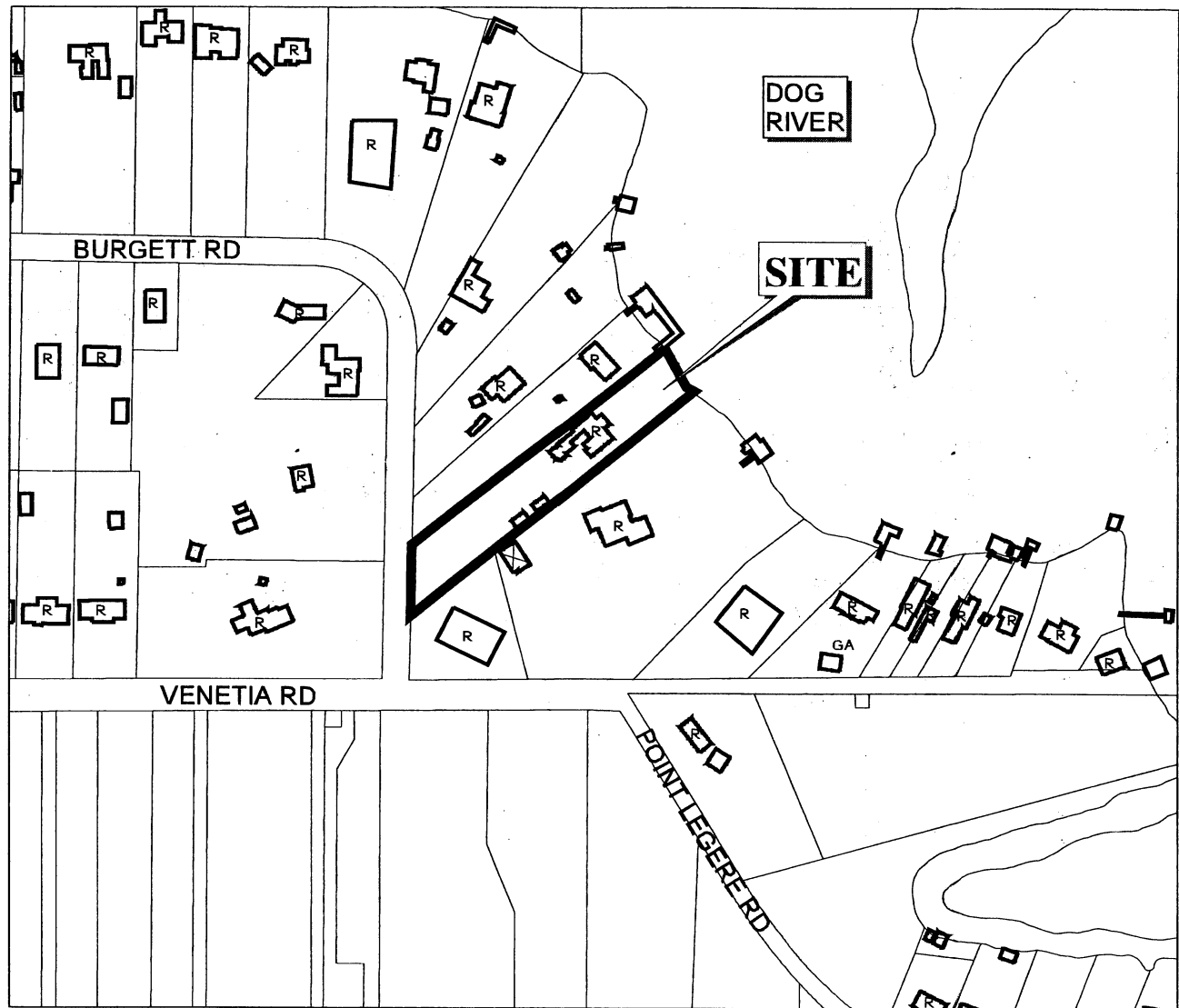
The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed, and substantial justice done to the applicant and the surrounding neighborhood.

**RECOMMENDATION 5093**

**Date: February 4, 2002**

Based upon the preceding, this application is recommended for denial.

# BOARD OF ZONING ADJUSTMENT VICINITY MAP - EXISTING ZONING



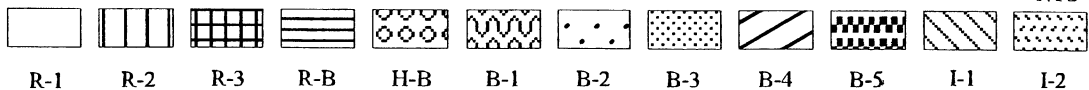
The site is surrounded by single family residential dwellings.

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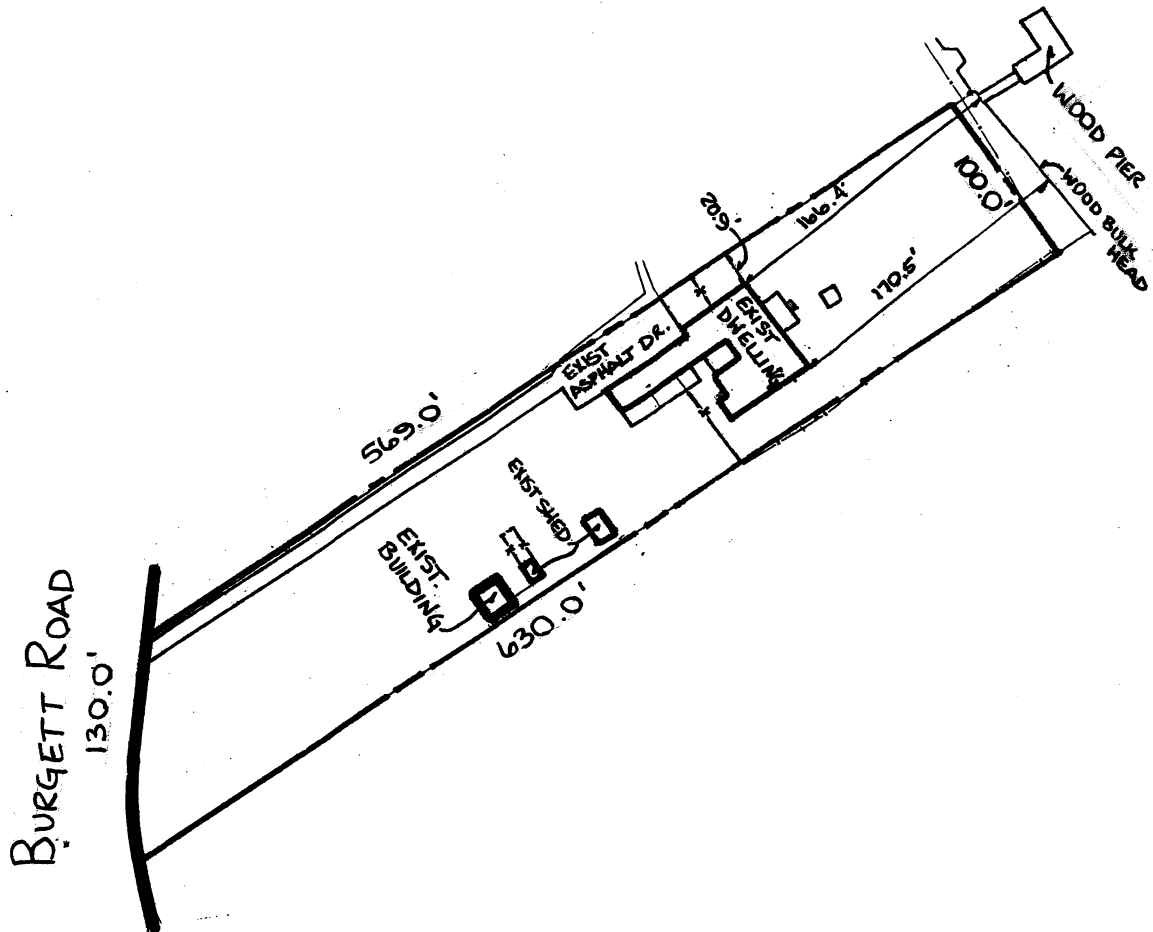
APPLICANT Jean Rumpanos

REQUEST Use Variance

LEGEND



## SITE PLAN



The site is located on the East side of Riverview Avenue, 125' North of Venetia Road.  
The plan illustrates the existing structures and asphalt drive.

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APPLICANT Jean Rumpanos  
USE/REQUEST Use Variance



NTS