

APPLICATION NUMBER

5186

A REQUEST FOR

**USE AND PARKING RATIO VARIANCE TO ALLOW A
THREE UNIT RESIDENTIAL DWELLING AND ONE
PARKING SPACE IN AN R-1, SINGLE-FAMILY
RESIDENTIAL DISTRICT; ONLY ONE DWELLING UNIT
IS ALLOWED IN AN R-1, SINGLE-FAMILY
RESIDENTIAL DISTRICT AND FIVE PARKING SPACES
ARE REQUIRED FOR A THREE UNIT RESIDENTIAL
DWELLING.**

LOCATED AT

450 AND 450 ½ WILLIAMS STREET

(Southwest corner of Williams Street and Granger Street)

APPLICANT

JOHN P. VALLAS, JR.

BOARD OF ZONING ADJUSTMENT

JUNE 2003

The applicant is requesting Use and Parking Ratio Variances to allow a three unit residential dwelling and one parking space in an R-1, Single-Family Residential District; only one dwelling unit is allowed in an R-1, Single-Family Residential District and five parking spaces are required for a three unit residential dwelling.

The applicant states that the house was purchased in 1960 and then converted to a three-unit dwelling shortly there after. In addition, the applicant states that the house is larger than any other residential structures in the area.

The staff has received a complaint about the dwelling being converted from a duplex to a three-unit dwelling approximately eight to nine years ago. However, the applicant states that the dwelling had been used as a three-unit dwelling; and the complainant stating that it has never been used as a three-unit dwelling, a variance application was submitted.

The staff has non-conforming documentation stating that the site has been used as a three-unit dwelling from 1960-2003. However, the applicant did not submit any additional documentation (power bills, etc) illustrating that the residence has been used as a three-unit dwelling.

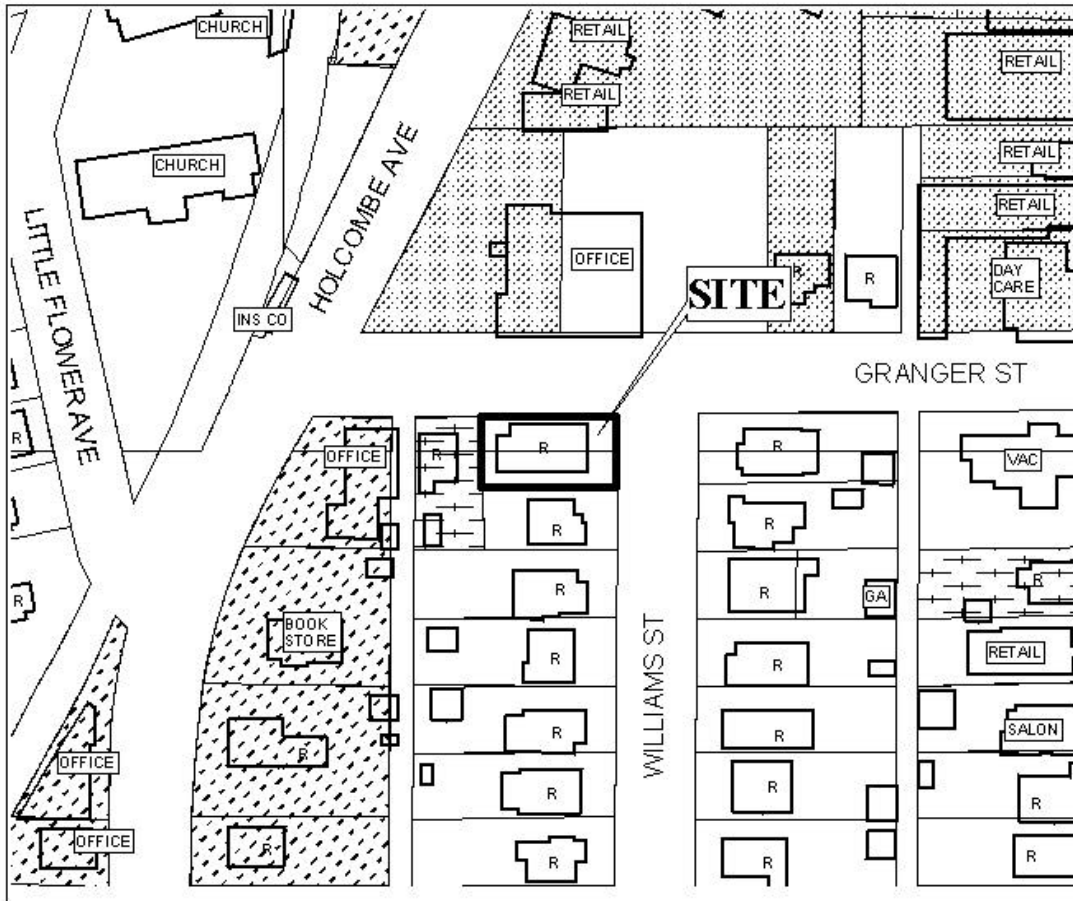
The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application. Additionally, no variance shall be granted unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions 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.

The applicant failed to illustrate that a literal enforcement of the Ordinance would result in an unnecessary hardship.

RECOMMENDATION 5186**Date: June 2, 2003**

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

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential dwellings
with an office to the North.

APPLICATION NUMBER 5186 DATE June 2, 2003

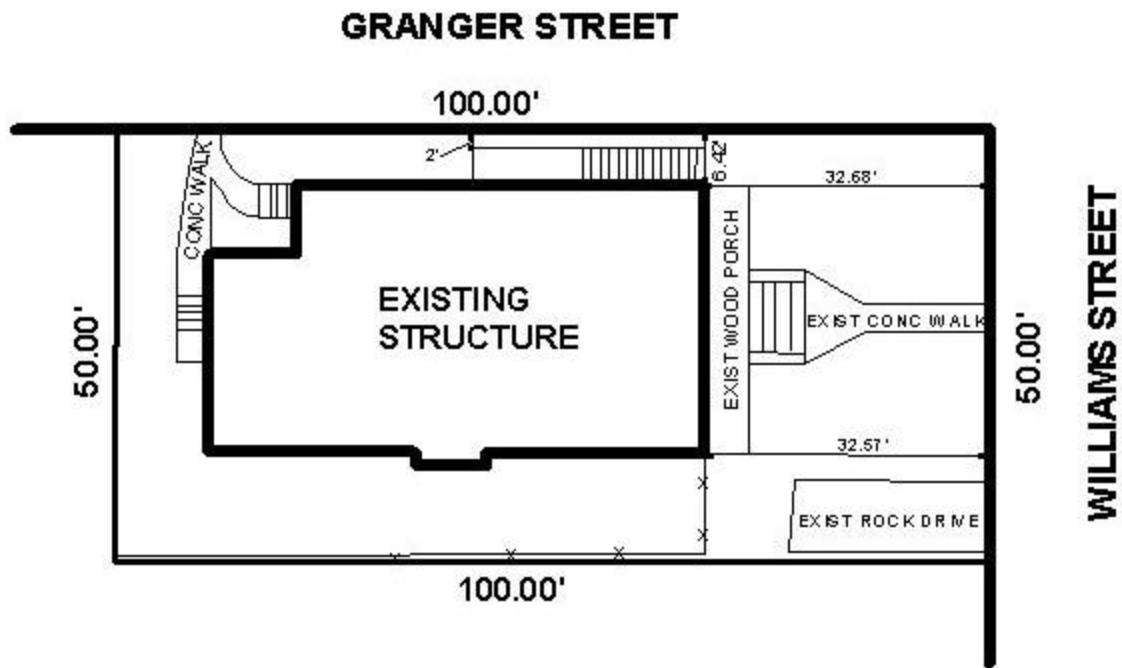
APPLICANT John P. Vallas, Jr.

REQUEST Use and Parking Ratio Variances

LEGEND



SITE PLAN



The site is located on the Southwest corner of Granger Street and Williams Street.
The plan illustrates the existing structure, drive, and walkways.

APPLICATION NUMBER 5186 DATE June 2, 2003
APPLICANT John P. Vallas, Jr.
USE/REQUEST Use and Parking Ratio Variances

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