

## HOLDOVER

*Revised*

### **SHIPMAN PLACE SUBDIVISION**

Engineering Comments: Must comply with all stormwater and flood control ordinances. Any work performed in the right-of-way will require a right-of-way permit.

Traffic Engineering Comments: Driveway numbers, size, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

Urban Forestry Comments: Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

The plat illustrates the proposed 2 lot, 0.5 ± acre subdivision which is located on the North side of Baltimore Street, 85' ± West of Marine Street, extending to the West side of Marine Street, 40' ± North of Baltimore Street and is in City Council District 3. The subdivision is served by public water and sanitary sewer.

The purpose of this application is to create a two-lot subdivision from a metes and bounds parcel.

The balance of the property at the Northwest corner of Baltimore and Marine Streets and the parcel to the West, is not included in the subdivision. The balance of the property should be included in the subdivision or the submission of documentation to establish these parcels as legal lots of record prior to 1952, should be required.

The 25-foot minimum building setback lines are not shown but would be required on the final plat.

Based upon the preceding, this application is recommended for holdover to allow the applicant to include the balance of the property in the subdivision, with the additional notification information, or to submit documentation to establish the balance of the property as a legal lot of record prior to 1952. This information should be submitted by May 24<sup>th</sup> to be considered at the Commission's June 3rd meeting.

*This application was heldover from the Commission's May 20<sup>th</sup> meeting to allow the applicant to submit documentation to establish the balance of the property as a legal lot of record prior to 1952, or to include the balance of the property in the subdivision. The applicant has since submitted documentation illustrating that the corner parcel is a nonconforming lot of record established prior to 1952 as well as a revised plat which includes the balance of the property to the West increasing the subdivision to three lots.*

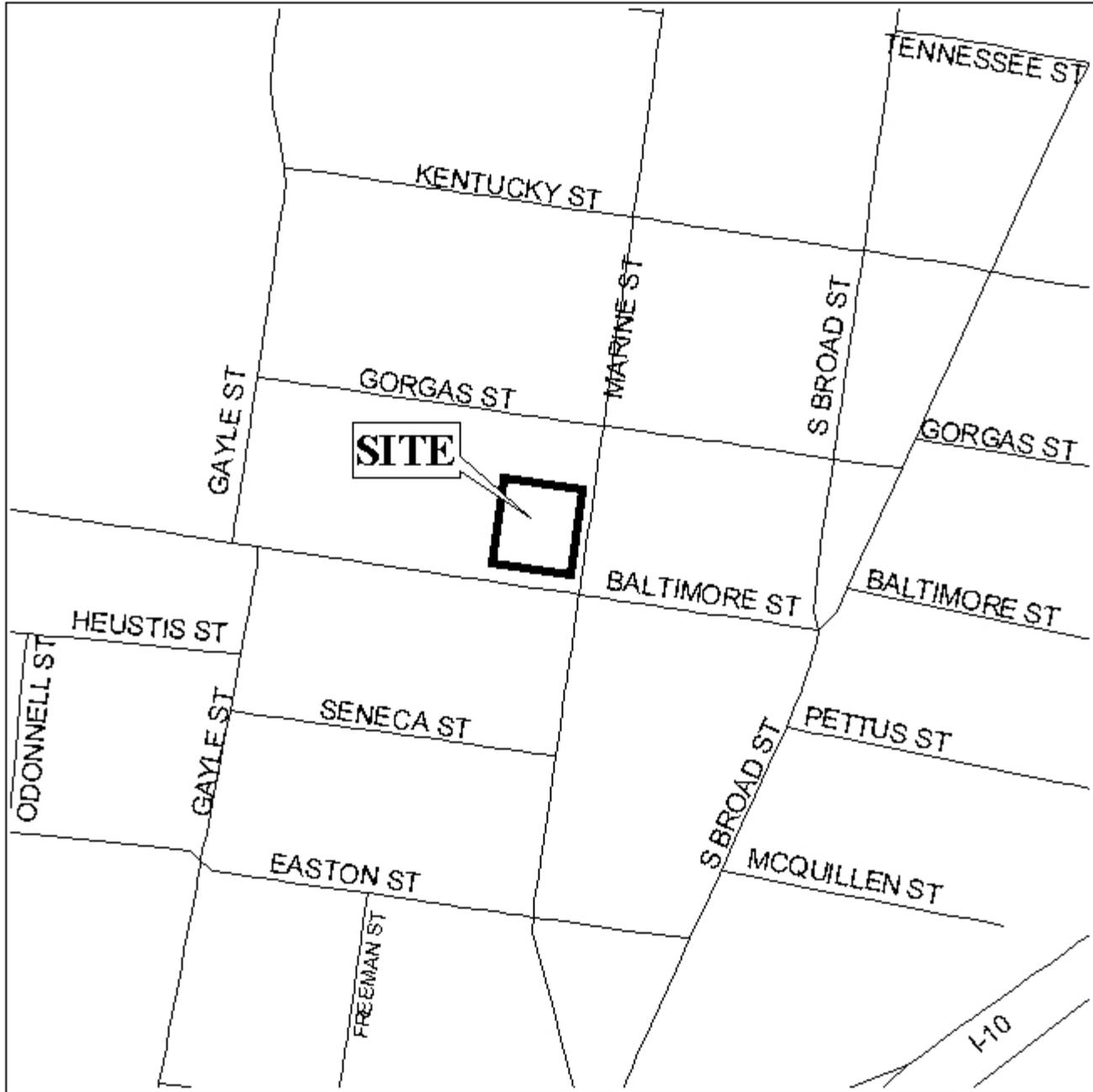
*Lot 3 would exceed the maximum width to depth ratio, therefore a waiver of Section V.D.3. of the Subdivision Regulations would be required.*

## **HOLDOVER**

*Revised*

*With a waiver of Section V.D.3. (width to depth), the plat will meet the minimum requirements of the Subdivision Regulations and is recommended for Tentative Approval as a three-lot subdivision subject to the following condition: 1) the placement of the 25-foot minimum setback line on the final plat.*

# LOCATOR MAP



APPLICATION NUMBER Holdover DATE June 3, 2004

APPLICANT Shipman Place Subdivision

REQUEST Subdivision

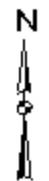
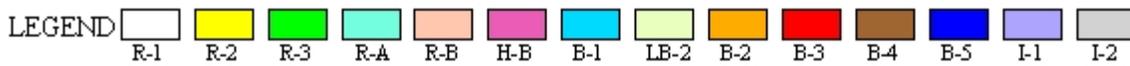


NTS

# SHIPMAN PLACE SUBDIVISION



APPLICATION NUMBER Holdover DATE June 3, 2004



NTS