

**Project:**

Reese Subdivision & Variance  
*Lot 10, Block 4, Nortonville*

**Owners:**

Reese Condominium Association  
Unit 1 Owner: Sandra Haber  
Unit 2 Owner: Danielle Lynn

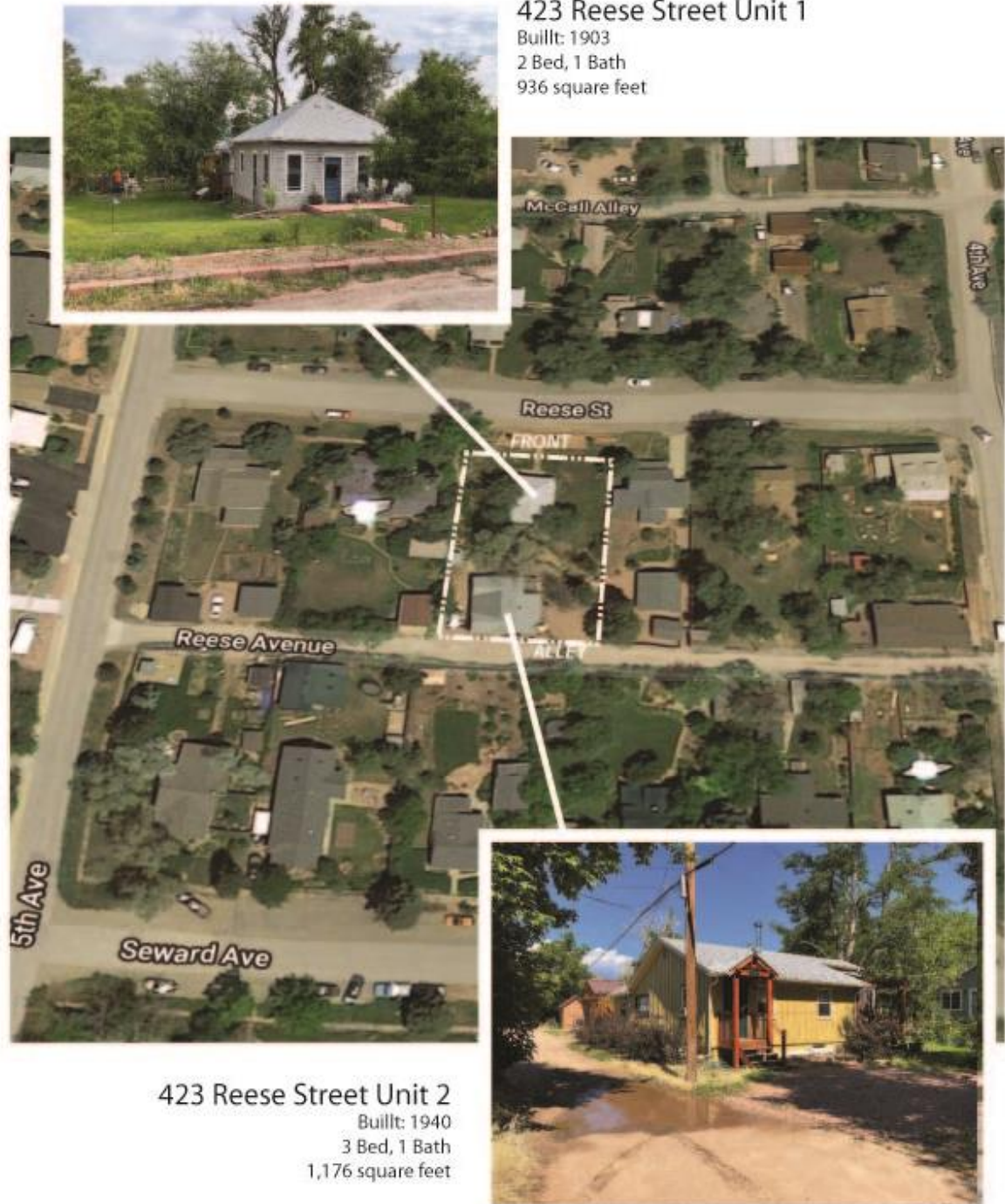
**Request:**

Lot size variance for R1 7,000sf min.

**Proposed:**

Lot 10A: 6,207 sf

Lot 10B: 6,402 sf



423 Reese Street Unit 1  
Built: 1903  
2 Bed, 1 Bath  
936 square feet

423 Reese Street Unit 2  
Built: 1940  
3 Bed, 1 Bath  
1,176 square feet

## Summary of Request

- Homes built in 1903 & 1940
- First zoning code established in 1957 (after construction)
- First zoning designation required 6,000sf lots in this area
- Neither home meets size restrictions for ADU
- Homes are physically separated by large sandstone drainage ditch
- Homes already have separate utility meters and separate sewer connections



## Existing Non-Conforming

- The lot is non-conforming as it houses 2 detached single family homes (not supported by current zoning reg's)
- Each home is currently already non-conforming to setbacks
- Proposing to leave setbacks as is and leave homes non-conforming

**Unit 1:** Built 1903, 936 sf, 2 bed, 1 bath

**Unit 2:** Built 1940 1,176 sf, 3 bed, 1 bath

### Existing Neighborhood Context:

- Supports lots under 7,000
- Alley loaded homes

**KEY:**  
 (\*) Denotes R-1 lot sizes under 7,000 sf  
 (A) Denotes access via alley only

443 Seward:  
 5,780 sf lot  
 (built 1903)

824 5th St.:  
 4,576 sf lot  
 (built 1940)

**423 Reese St:**  
 12,604 sf lot  
 (Built 1903 & 1940)

**Proposed: 7,000 sf & 5,604 sf**

925 4th St.:  
 3,754 sf lot  
 (built 1941)



835 4th St.:  
 2,825 sf lot  
 (built 1970)

838 4th St.:  
 4,057 sf lot  
 (built 1973)

609 Stickney St.:  
 6,736 sf lot  
 (built 1905)

246 Stickney:  
 5,876 sf lot  
 (built 1903)

221 Stickney  
 St 1/2:  
 6,684 sf lot  
 (built 1970)

## Standards of Approval: Variance

- 1) **Unique physical constraints:** pre-existing non-conforming lot w/ two homes separated by large sandstone drainage ditch
- 2) **Physical constraints prevent use in compliance with:** R1 lot sizes in Article 3 Zoning Districts & Boundaries defined in section 16-3-150, d, 1 which defines 7,000 sf lot minimums. *Homes pre-existing when lot minimums were established.*
- 3) **Demonstrated Hardship:** *Homes pre-existing when lot minimums were established.*  
Proposing to meet 6,000sf min. which was the first established lot size minimum in this area.
- 4) **Not self-imposed:** *Homes pre-existing*
- 5) **Will not adversely affect neighbors:** Density, use and access are not changing
- 6) **Will not change neighborhood character:** *Homes are pre-existing*
- 7) **Meets intent of Code:** R1 zoning intends for one single family home per lot. This variance, with subdivision request, will bring the lot more into compliance with use requirements in R1.
- 8) **Will not adversely affect health, life, & safety:** Homes are existing. No changes proposed.