

Project:

Reese Subdivision

Lot 10, Block 4, Nortonville

Owners:

Reese Condominium Association

Unit 1 Owner: Sandra Haber

Unit 2 Owner: Danielle Lynn

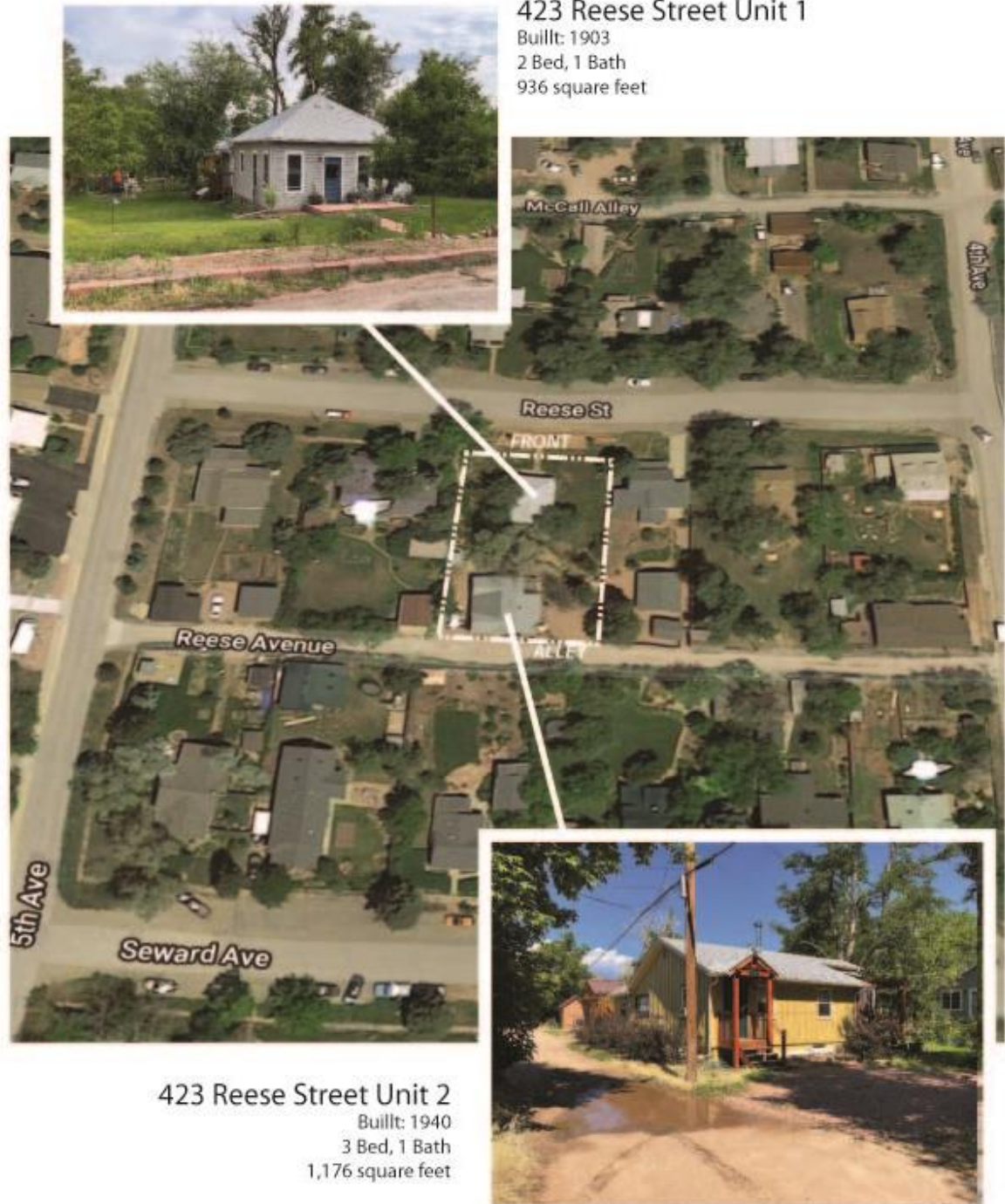
Request:

Minor Subdivision

Proposed:

Lot 10A: 423 Reese Street

Lot 10B: 422 Reese Alley



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 of both homes)
- 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). A Subdivision will bring the use into compliance for R1.
- Each home is currently already non-conforming to setbacks -> BOA has approved setback variances & lot size variances already (w/ note that lots cannot increase the non-conformity)

Unit 1: Built 1903, 936 sf, 2 bed, 1 bath. Lot: 6,150 sf min; Front Setback: 7'; Rear Setback: 7.25'

Unit 2: Built 1940 1,176 sf, 3 bed, 1 bath; Lot: 6,350 sf min; Front Setback: 1.5'; Rear Setback: 12.5'

Existing Neighborhood Context:

- Supports lots under 7,000
- Alley loaded homes already Present in the area
- Request supported by neighbors

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



Utilities:

- Remain As-Is – *no physical change to utilities & separate utility accounts already exist*
- Existing: Separate Electric meters, separate water meters, separate sewer connections, separate gas meters
- Water Line: currently shares one street connection. Shared portion of line then “T’s” off two separate lines and water meters. (Private shared utility easement will be dedicated)

Water Tap Licenses:

- Documented tap license in 1952 in exchange for sewer main and easement
- 1978/1979 second tap paid for \$1,300. Records unclear, but Utility Director thinks this is associated with the second home on this lot

Water Rights Dedication:

2003 IGA already accounts for an extra water tap for this block (per above, Utilities Director believes that is associated with this lot). No additional dwelling unit being added. No additional demand to water supply due to subdivision.

Requests to BOT:

- Waive water rights dedication fees (per above)
- Document second tap is already accounted for and associate it with the home along the alley (extra water tap has been paid for the block already). Will also dedicated easement for large town drainage ditch to the town in exchange for formally documenting 2nd tap

Subdivision Map:

423 Reese Street

Proposed Ditch Easement

422 Reese Alley

Existing Sewer Main Easement



Standards of Approval: Minor Subdivision

- 1) Satisfies Chapter Req's:** Lot is already developed and will not create any additional strain to access, infrastructure, or density.
- 2) Conforms to Zone district requirements:** Variance approved for lot size and setback non-conformities, bringing the lots into compliance. The subdivision will bring the use for R1 into compliance "individual single family homes per lot"
- 3) Substantially conforms to all other applicable req's of code & ordinances:** Lot is already developed and will not create any additional strain to access, infrastructure, or density.
- 4) Conforms with goals of Comp Plan:** The Comprehensive Plan desires varied housing types and one home per lot, which this Subdivision supports. As these two homes are already existing, the surrounding neighborhood and context will not be affected by this subdivision.
- 5) Subdivision will not create increase in stormwater discharge:** There is no new development proposed with this subdivision. As such, the stormwater and surface water flows will remain unchanged.