

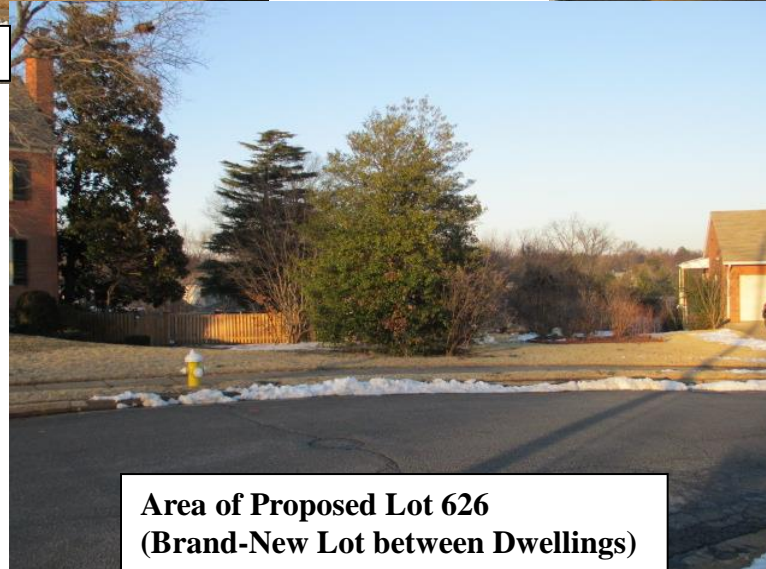
Appeal of Subdivision #2014-0014 809 & 811 Vassar Road



811 Vassar Rd Dwelling



809 Vassar Rd Dwelling



**Area of Proposed Lot 626
(Brand-New Lot between Dwellings)**

Appeal of Subdivision #2014-0014 809 & 811 Vassar Road

- Appeal of Planning Commission approval of subdivision request
- Brought forward by group of owners of property located within 300-foot buffer of subject site
- Appeal verified to meet Zoning Ordinance requirements (20 percent threshold)

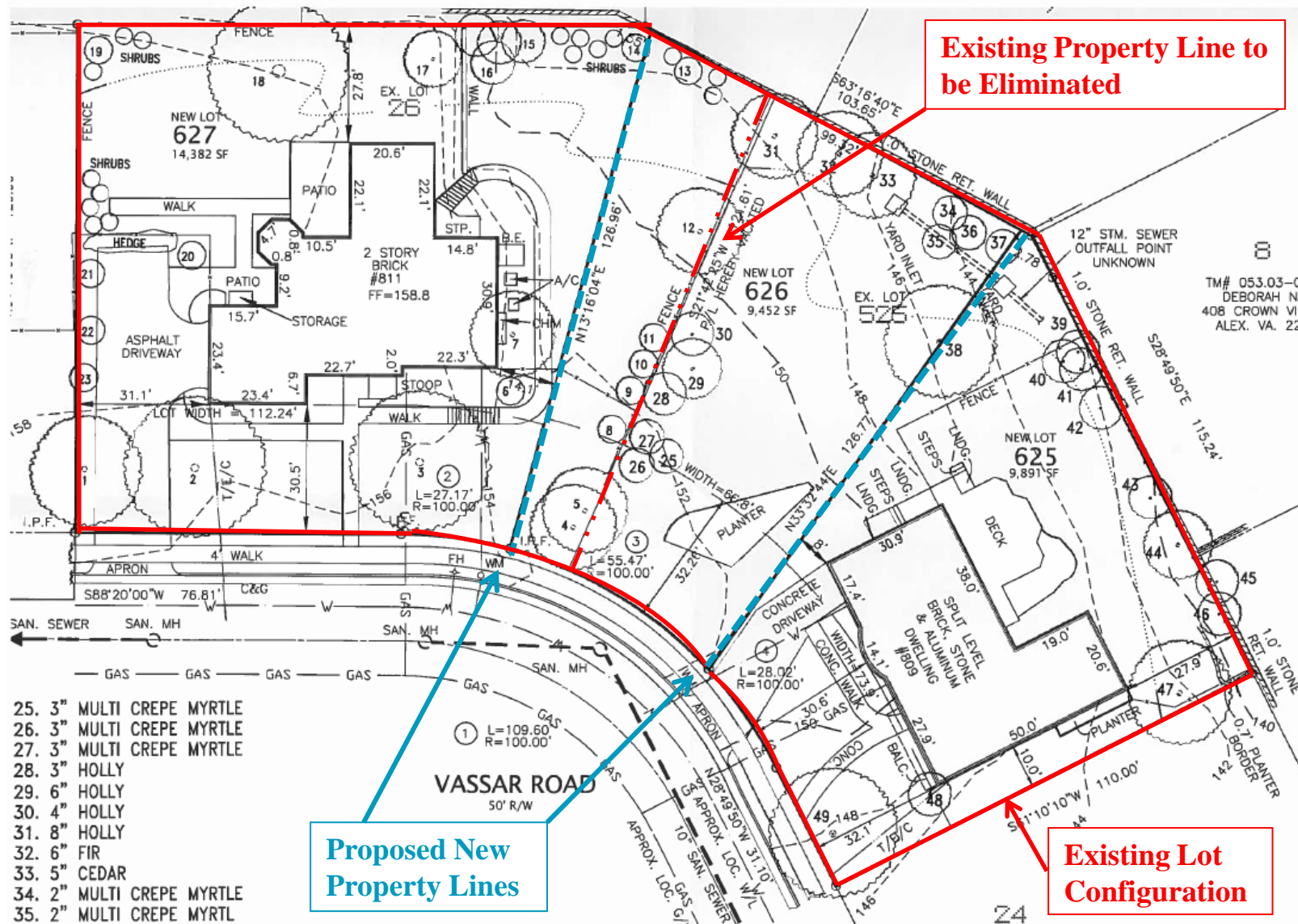


Appeal of Subdivision #2014-0014

809 & 811 Vassar Road

- Subdivision request to divide two existing lots into three new lots
- Existing dwellings would remain on proposed Lot 625 (809 Vassar) and Lot 627 (811 Vassar)
- “Brand-new” proposed Lot 626 between the dwellings
- No immediate plans to build new single-family dwelling on Lot 626
- Proposal meets R-8 zone and technical subdivision requirements





Subdivision Standards

- “Ministerial” decision vs. “discretionary” decision
- General subdivision requirements
- Individual zone requirements (lot area, lot frontage and lot width)
- “Lot character” provisions in Zoning Ordinance
 - New lots must be substantially consistent with other nearby lots with regard to several lot features, especially lot area, lot frontage, and lot width
 - Area of comparison
 - Similarly-situated lots



Section 11-1710(B)

“Lots covered by a re-subdivision shall be of substantially the same character as to suitability for residential use and structures, lot areas, orientation, street frontage, alignment to streets and restrictions as other land within the subdivision, particularly with respect to similarly situated lots within the adjoining portions of the original subdivision.”



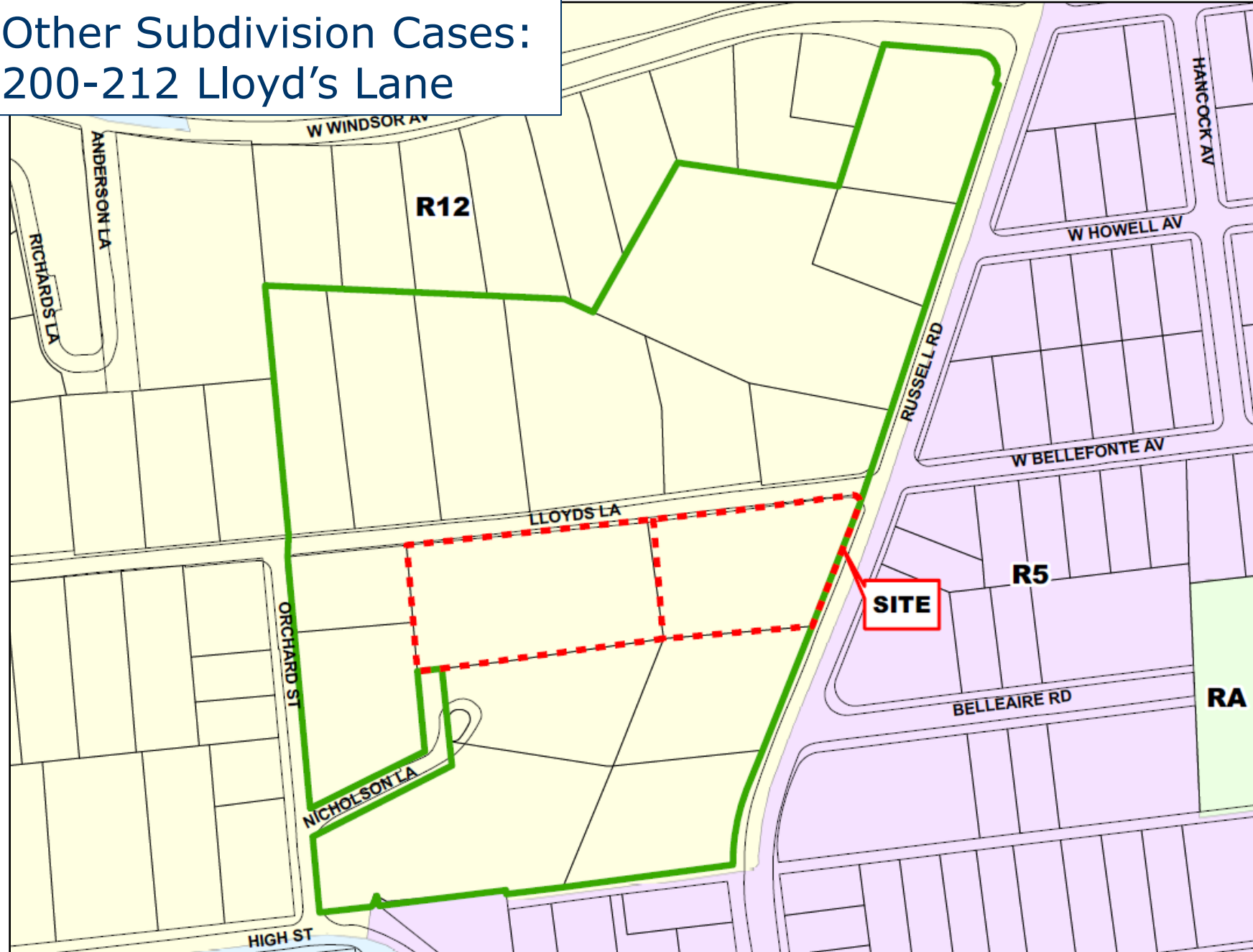
Section 11-1710(B)

“In determining whether a proposed lot is of substantially the same character for purposes of complying with this provision, the commission shall consider the established neighborhood created by the original subdivision, evidence of which may be shown by:

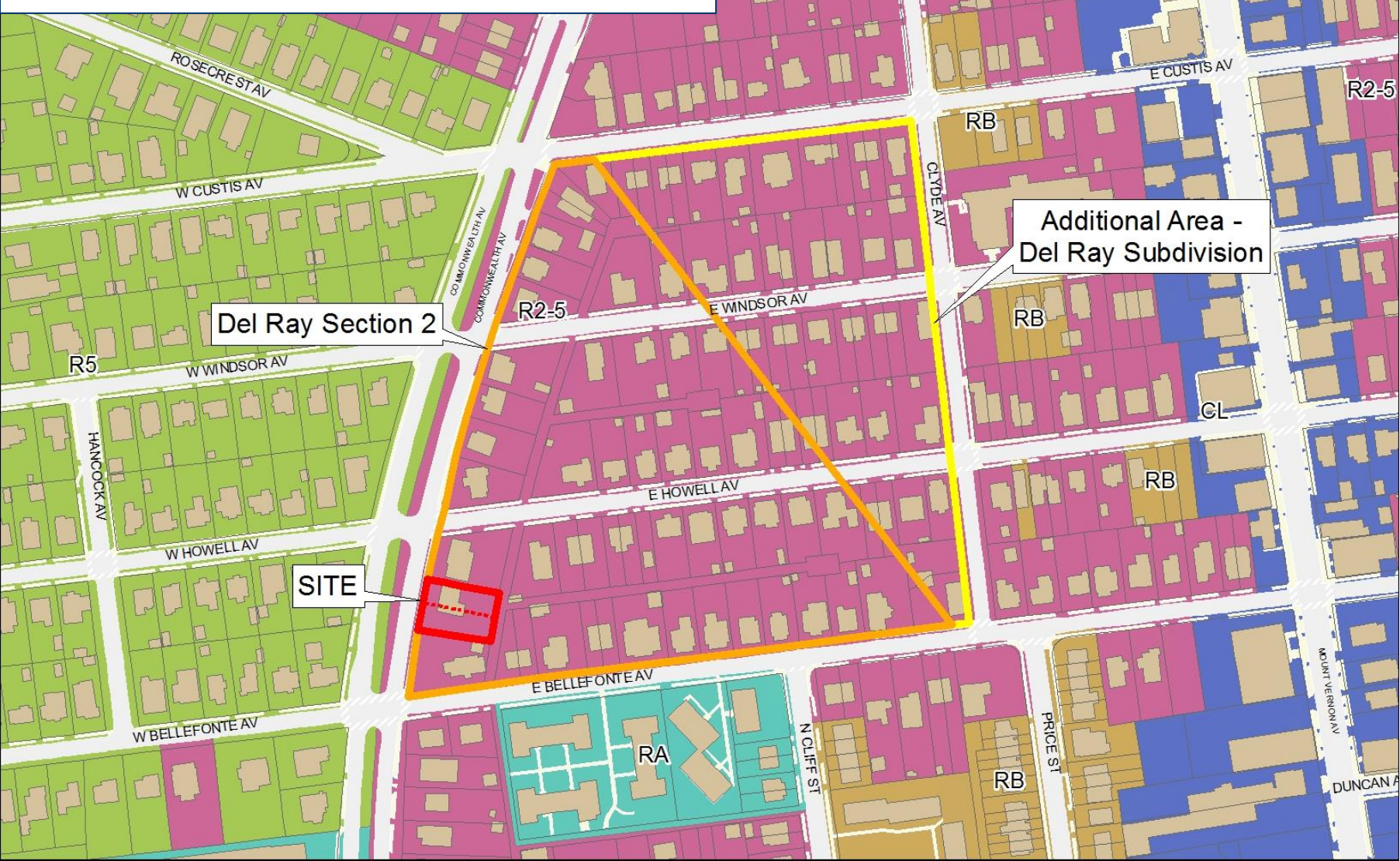
1. Subdivision plat documents, including amendments to the subdivision over time, as well as the development that has occurred within the subdivision; and
2. Land in the same general location and zone as the original subdivision with the same features so as to be essentially similar to the original subdivision area.”



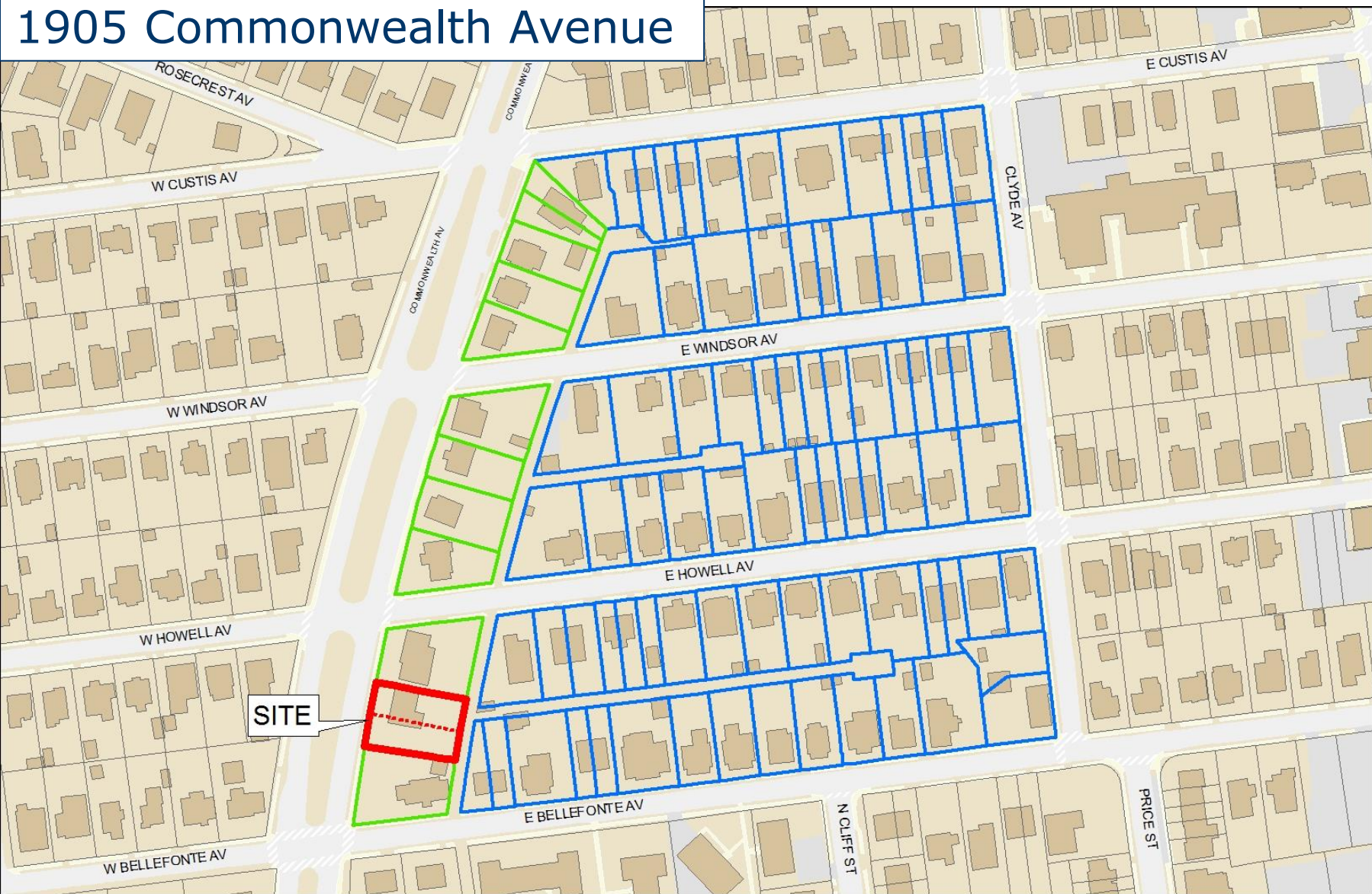
Other Subdivision Cases: 200-212 Lloyd's Lane



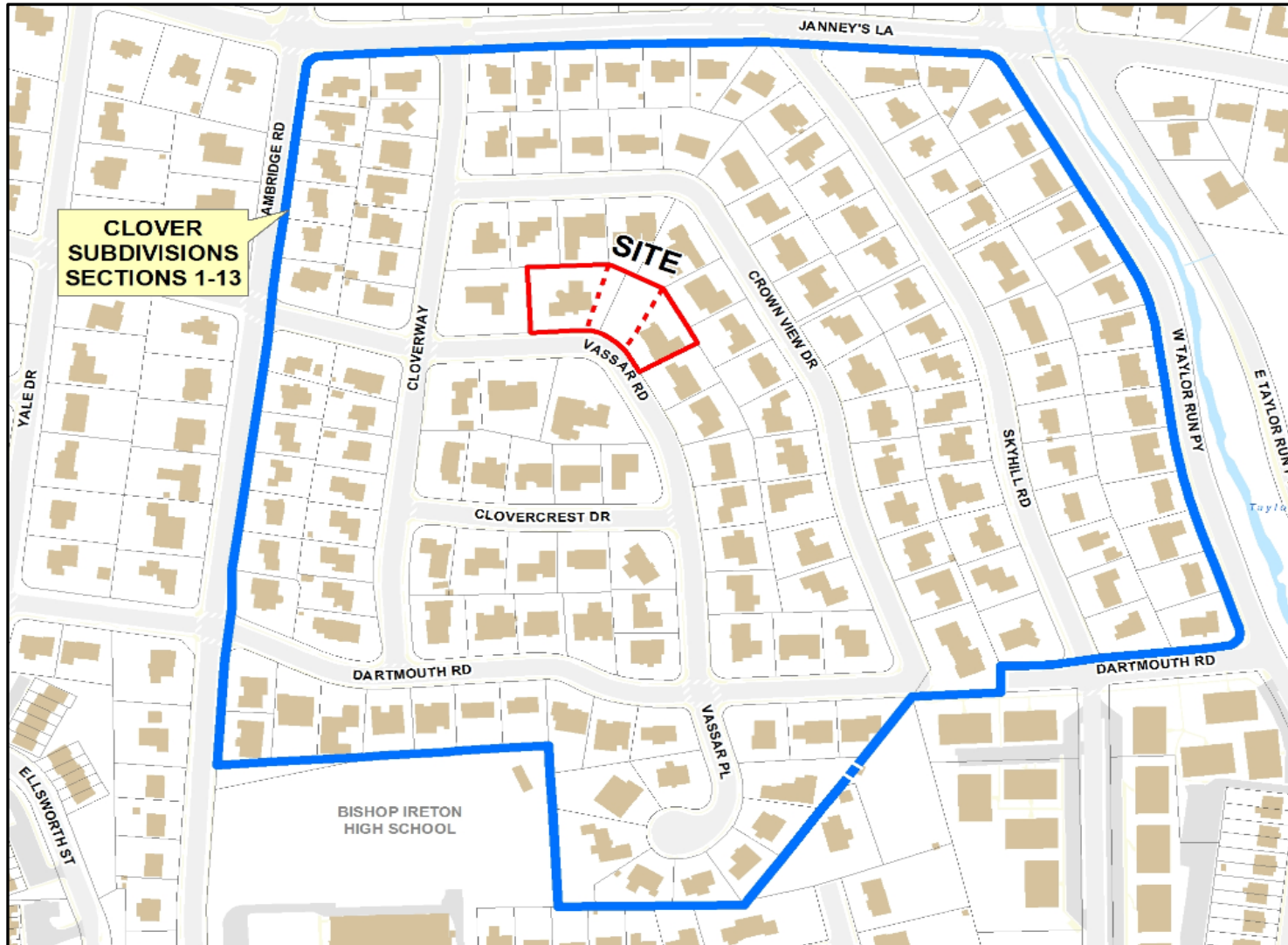
Other Subdivision Cases: 1905 Commonwealth Avenue



Other Subdivision Cases: 1905 Commonwealth Avenue



Area of Comparison: Clover Subdivision Sections



Similarly-Situated Lots within Area of Comparison



Area of Comparison & Similarly-Situated Lots

- Original subdivision had too few properties
- Larger, alternative “area of comparison” used, which is Clover Subdivision Sections 1-13
- Ordinance emphasizes similarly-situated lots
- Eight lots are more similarly-situated than all others in area of comparison
- These lots are located on outside portion of sharply-curved street frontages



Lot Character Analysis

- Quantitative analysis with set of six percentages
- Percentages express how similar or close the proposed lots are to the eight similarly-situated lots in terms of lot area, frontage, and width measurements
- “similar or close”:
 - Similarly-situated lots with *less than* the measurements as the proposed two lots,
 - Similarly-situated lots with the *same* measurements, and
 - Similarly-situated properties with measurements *slightly above* the proposed two lots.



Lot Character Analysis

- “slightly above”
 - Similarly-situated lots with up to 1,000 more square footage than proposed;
 - Similarly-situated lots with up to 10 more feet of lot frontage than proposed; and
 - Similarly-situated lots with up to 10 more feet of lot width than proposed



Analysis: Proposed Lot 625

Address	Lot Size (in Sq. Ft.)
201 Vassar Pl	8003
203 Vassar Pl	8577
205 Vassar Pl	9149
Proposed Lot 625	9891
200 Vassar Pl	10352
415 Crown View Dr	10619
501 Crown View Dr	12638
204 Vassar Pl	14876
202 Vassar Pl	19048

63%

Address	Lot Frontage (in Feet)
202 Vassar Pl	41.8
204 Vassar Pl	41.8
200 Vassar Pl	45.4
201 Vassar Pl	54.3
205 Vassar Pl	57.7
203 Vassar Pl	57.7
Proposed Lot 625	59.1
501 Crown View Dr	63.7
415 Crown View Dr	67.2

100%

Address	Lot Width (in Feet)
202 Vassar Pl	70
205 Vassar Pl	74
Proposed Lot 625	74
203 Vassar Pl	76
200 Vassar Pl	77
201 Vassar Pl	78
501 Crown View Dr	79
204 Vassar Pl	80
415 Crown View Dr	91

88%

Analysis: Proposed Lot 626

Address	Lot Size (in Sq. Ft.)
201 Vassar Pl	8003
203 Vassar Pl	8577
205 Vassar Pl	9149
Proposed Lot 626	9452
200 Vassar Pl	10352
415 Crown View Dr	10619
501 Crown View Dr	12638
204 Vassar Pl	14876
202 Vassar Pl	19048

50%

Address	Lot Frontage (in Feet)
202 Vassar Pl	41.8
204 Vassar Pl	41.8
200 Vassar Pl	45.4
201 Vassar Pl	54.3
Proposed Lot 626	55.5
205 Vassar Pl	57.7
203 Vassar Pl	57.7
501 Crown View Dr	63.7
415 Crown View Dr	67.2

88%

Address	Lot Width (in Feet)
Proposed Lot 626	67
202 Vassar Pl	70
205 Vassar Pl	74
203 Vassar Pl	76
200 Vassar Pl	77
201 Vassar Pl	78
501 Crown View Dr	79
204 Vassar Pl	80
415 Crown View Dr	91

50%

Conclusion

- Both proposed Lots 625 and 626 are substantially consistent with the character of other similarly-situated lots in area of comparison
- Proposal therefore meets all Zoning Ordinance requirements for subdivision approval
- Staff response to appellants' concerns in June 7th memorandum
- Staff continues to recommends APPROVAL



