

809-811 Vassar Road Subdivision

Steve and Mary Hales, Property Owners
Docket Item No. 5
Subdivision #2014-0014

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- The newly subdivided lots meets and exceeds all the minimum requirements for R-8 Zoning.
- Meets the requirement to be of substantially the same character as to other land in this subdivision.

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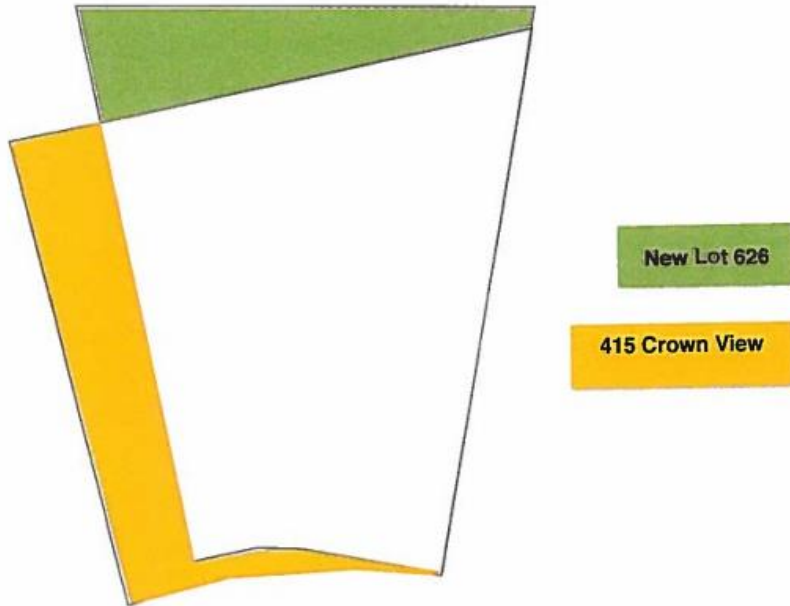
- “Substantially the Same Character” is a *qualitative* concept, not a quantitative one.
- Staff has worked in every subdivision case to provide you with the best way to get to the qualitative notion regarding Character.
- EACH CASE is DIFFERENT, and has to be looked at INDIVIDUALLY.

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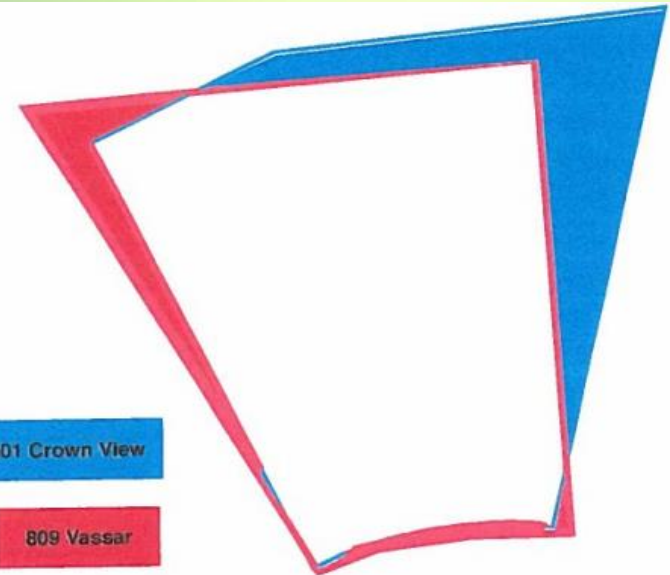


Where four lots exist on the same curved portion on Crowne View, only three exist on Vassar so adding one more is substantially similar to the lots on the curved portion of Crowne View.

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415 is somewhat wider, and 626 is somewhat longer but they are of substantially the same character.



501 is slightly larger and jogs to the right. 809 jogs to the left but they are basically the same shape and of substantially the same character.

“Substantially Similar” doesn’t mean “Exactly the Same”

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- The New Lots meet and exceed all the R-8 Zoning Requirements
- The New Lots are of “Substantially Similar” Character to the lots in this Neighborhood, particularly the lots on the curve of Crowne View.
- You should approve this Subdivision, AGAIN. You were right the first time and you should continue to be right this time by approving it.