



SUB #2017-0003

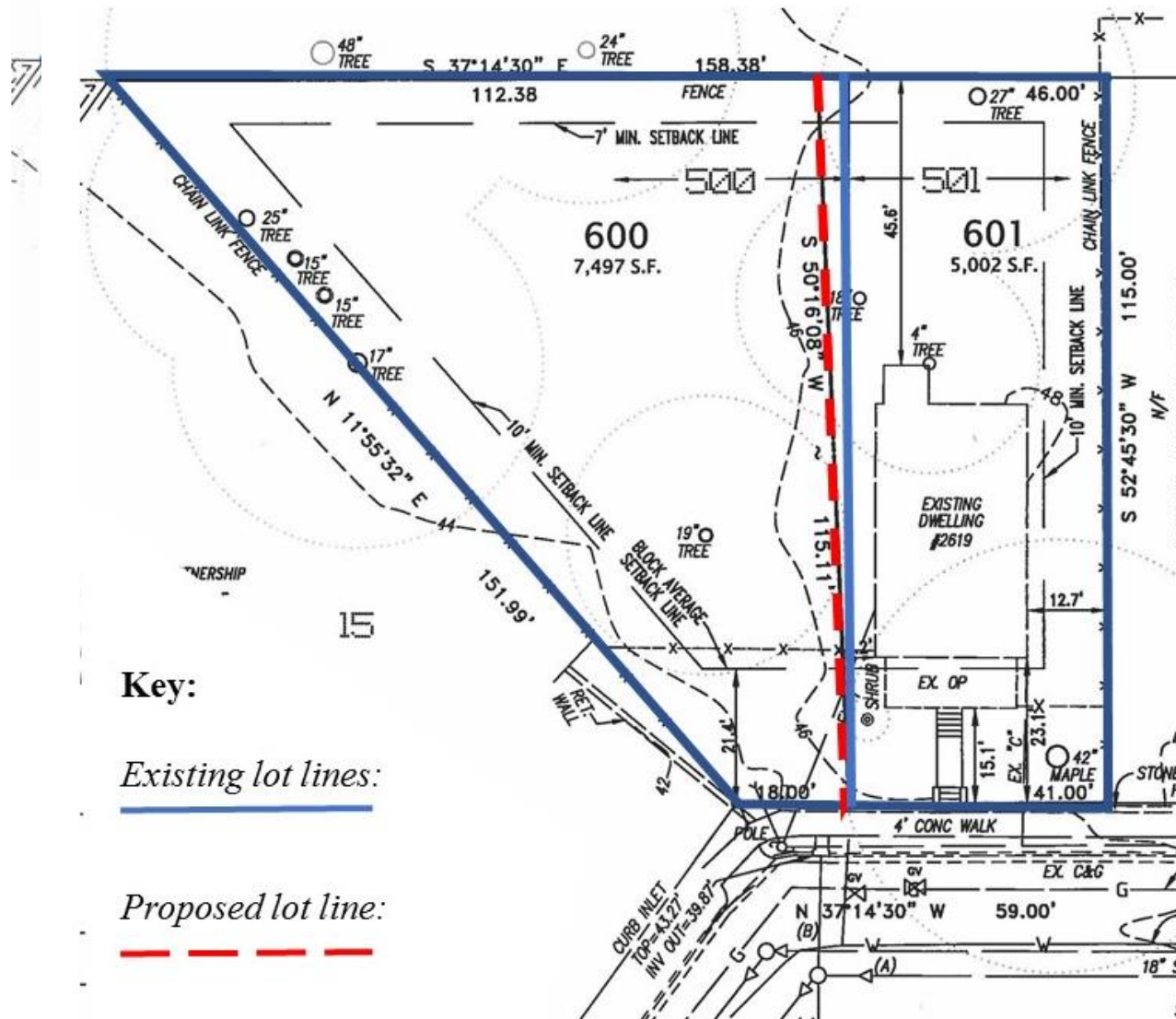
2619 and 2621 Randolph Avenue

Planning Commission

June 5, 2018

- Re-subdivide two, two-family, semi-detached dwelling lots into a new configuration
- One variation for lot width is required for 2621 Randolph Avenue







	Minimum Lot Requirements for Two Family, Semi-detached Dwellings	Proposed	
		2619 Randolph Avenue Lot 601 (existing dwelling)	2621 Randolph Avenue Lot 600 (undeveloped lot)
Lot area	2,500 sq. ft.	5,002 sq. ft.	7,497 sq. ft.
Frontage	37.5 feet	41 feet	18 feet (variation approved in 2005)
Width	37.5 feet (at building line)	42 feet	35.6 feet (variation required)

Section 11-1710(D):
Proposed lots must meet zone requirements.

Variation required as lot width for Lot 600 is 1.9 feet less than standard.

Section 11-1713:

Establishes criteria for review of the variation for lot width to the two-family, semi-detached dwelling lot requirements of the zone.

Sections 11-1713(A)(i), (ii) and (iii)(2)
are met to allow the variation.



2619 Randolph Avenue



2621 Randolph Avenue



Analysis of similarly situated lots for 2619 & 2621 Randolph Avenue:

Two lots are substantially of a similar character with two-family, semi-detached dwelling lots in the original subdivision.

Requirements of Section 11-1700 are met:

- **Sections 11-1710(D) and 11-1713:**
Proposed lots meet zone requirements with a variation for lot width.
- **Section 11-1710(B):**
Proposed lots are substantially of the same character with similarly situated lots within the original subdivision.

Staff recommends APPROVAL

Supplemental materials



Original subdivision, 1922

	Approved by SUB #2005-0007		Minimum Required for Two-family, Semi- Detached Dwellings
	2619 Randolph Avenue Lot 501	2621 Randolph Avenue Lot 500	
Lot Size	4,715 sq. ft.	7,784 sq. ft.	2,500 sq. ft.
Lot Frontage	41 feet	18 feet*	37.5 feet
Lot Width	41 feet		37.5 feet (at building line)

Variation criteria

Section 11-1713 (A):

- (i) a strict adherence to Section 11-1700 would result in substantial injustice;
- (ii) the use and character of the resulting lots or parcels in such a subdivision would not be inconsistent with the use provisions of the zone in which the property is situated and with the existing development in the immediate area; and
- (iii) one or more of the following special circumstances exists:
 - 1) Extremely rugged topography.
 - 2) Irregularity in shape of parcel preventing conformance with normal lot area or frontage requirements.
 - 3) Insufficient frontage on existing street where the interior of the tract can be served only by a street substandard in width when not serving more than five lots, provided the street is not less than 30 feet in width. If only a single lot is served, the width may be less than 30 feet. A turn around area may be required.
 - 4) Streets along border of the subdivision where the subdivision borders on unsubdivided land and the remaining street width will be provided from adjacent land.
 - 5) Resubdivision of lots in subdivisions of record as of January 1, 1952, where, because of existing structures or gross area of land involved, the subdivided lots would not conform to all of the requirements of the zone in which the subdivision is located.