



From: Cherry Nystrom, Ordinance Technician *LN*
To: Laurie Taylor, Director of Assessing
Date: July 3, 2018
Re: 15-31-128-023

Assessing
JUL 03 2018
Received

Recommendation: Denial

Comments:

Proposed parcels are zoned R-4 single family residential. The proposed split will create two lots.

Parcel 1 contains an existing house, detached garage and shed. The existing house does not meet the required 10' side yard setback to the proposed lot line. There is currently an open building permit for a detached garage that requires inspection and approval.

Parcel 2 is substandard in lot width to the R-4 zoning district. However, lots of this width are consistent in the Dodge Auburn Park subdivision. There appears to be sufficient buildable area on Parcel 2 to construct a house that meets the minimum requirements of the R-4 zoning district. Any new construction will be required to conform to the average front yard setback if there are existing homes within 200' of the lot, on the same side of the street, that have an average setback that differs from the front setback as required within this ordinance by more than 10 feet, then the average front yard setback shall be used as the required front yard setback.

A right-of-way tree permit may be required for the removal of or damage to any trees located in the public right-of-way.

Not reviewed for wetlands, floodplains or drainage.