

Mr. Gibbs: Next item on the agenda is PZS-2015-22 requested by William C. Woodruff, III & Juanita G. Woodruff for resubdivision of Lots 11-A & 11-B, Sq. 302, Ellington Addition to the Town of Luling being a subdivision of a portion of Ellington Plantation into Lots 11-A1 & 11-B1 (408 & 410 First Street, Luling) with a waiver to the required 6,000 sq. ft. lot size and the required 60 ft. front footage. Zoning District R-1A. Council District 2. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. The applicant requests a side line adjustment between two lots in an R-1A zoning district with waivers from the minimum 6,000 square foot area: a 2471 square foot waiver for proposed Lot 11-B1 and a 573 square foot waiver for proposed Lot 11-A-1. Each lot has a house—the main house built one built around 1953 The lots were created in 1991 by a resubdivision with a *variance* from the required 6,000 square foot area to 2,650 square feet for Lot 11-B (PZS 91-24; ZBA 91-12). An addition extending the house to 5' from the eastern property line was permitted that year (project 8055-91).

The requested adjustment will add 20' of eastern side yard to the proposed Lot 11-B1 where the only vehicle parking spot on the lot exists. That is to say the parking for the house numbered 408 First Street is actually located on the adjacent property. The proposed lot line adjustment will correct this problem.

A plat of Ellington Addition to the town of Luling (July 14, 1921; revised January 15, 1925) shows 13 blocks in the area bounded by Paul Maillard Road, River Road, Sugarhouse Road, and the Union Pacific Railroad. The blocks are squared where possible and divided into lots oriented with 50' of frontage on north/south streets by 150' deep; however, most of the blocks have at least one irregular side due to the cross-cutting effects of River Road, Sugar House Road and the railroad. The neighborhood consists of predominantly site-built single-family houses, raised on lots that have varying widths/areas and yards.

The subject lots were originally created from Lot 11 of Square 302 which was approximately 180' wide on First Street. Because of the skew of Sugarhouse Road, Lot 11 had 30' more width than any other lot of First Street (except the proposed Courthouse site, which was a 350' x 350' lot). Two houses were built on this width prior to the 1981 subdivision ordinance, and the proposed subdivision requests readjusting the side lot line in order create two lots that each contains a house, and accessory building, and area required for parking.

The Department recommends Approval with the required waivers for each lot.

Mr. Gibbs: Thank you Ms. Stein. This is a public hearing for PZS-2015-22. Is there anyone in the audience that would care to speak in favor or against? Is the applicant here?

Mr. Booth: I spoke with the applicant. He was called out of town and couldn't be here. This is very straight forward. The applicant lives in one house, his mother lives in the other house and they are trying to, like Ms. Stein said, trying to correct this non-conformity as best they can and I think it's pretty straight forward. I think we should proceed with it. I'm for it.

Mr. Gibbs: Thank you Mr. Booth. Again this is a public hearing for PZS-2015-22, anyone else? Any questions or concerns?

Mr. Loupe: This is in my district and I had no complaints on it.

Mr. Gibbs: Thank you. Cast your vote please.

YEAS: Pierre, Loupe, Gibbs, Booth, Frangella
NAYS: None
ABSENT: Foster, Galliano

Mr. Gibbs: That passes unanimously. Since you talked to the applicant, will you tell him the Council meeting July 6?

Mr. Booth: He'll be there.
