

Next item on the agenda is PZS-2014-28 requested by Vickie & Richard Roubion for resubdivision of Lot 20A, Sq. 6, New Sarpy Subd. into Lots 20A-1 & 20A-2, (246 W. Easy St.), New Sarpy with waiver to the minimum lot size for proposed lot 20A-1. Zoning District R-1A. Council District 3. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. The applicants request resubdivision of one lot into two in an R-1A zoning district with an 800 square foot waiver from the 6,000 square foot minimum area requirement for proposed Lot 20A-1. At 80' deep, the lot would need 75' of frontage to meet the required 6000' square foot area; 65' width is proposed. The Future Land Use designation for the lot is Low Density Residential, 4-8 dwelling units per gross acre. This suggests a minimum lot size of 5445 square feet.

New Sarpy Subdivision was originally platted in 1920 predominately into 1,600 SF lots (20' x 80') on 500'-800' long blocks (New Sarpy Subdivision, Blythe Co, Nov. 1920). The subdivision now is characterized by site-built, raised, single-family houses on lots of varying widths/areas with a dense tree canopy and mature landscaping.

The mobile home on Lot 20A-2 is a legally non-conforming structure (mobile homes are not permitted in R-1A zoning districts) which is also legally nonconforming with regard to the front yard requirement (the mobile home is 2' from the property line along undeveloped Third Street where 18' is required). This suggests the mobile home was placed on the site before 1981. The permit database has no record of building permits on this property, but 1992 aerial photographs appear to show very similar built conditions to what is shown on the resubdivision plat. Lot 20A was created in 2000 when owners at the time combined eight (8) and $\frac{3}{4}$ lots into one. The applicants purchased Lot 20A in 2007 developed as shown.

A carport is 10' from the proposed new side lot line, so in order to meet the 75' width for Lot 20A-1, the carport on lot 20A-2 would have to be moved 3'-5' or removed altogether. Although market conditions likely determined the sizes of development sites in New Sarpy Subdivision for 60 years, current zoning is meant to help sustain a neighborhood's property values by preventing under-sized lots and structures. Therefore, the Department cannot recommend approval of the resubdivision unless a waiver from the minimum area for proposed Lot 20A-1 is approved.

There for the Department cannot recommend approval of the resubdivision unless a waiver from the minimum area for proposed Lot 20A-1 is approved.

Mr. Gibbs: Thank you Ms. Stein. This is a public hearing for PZS-2014-28 is there anyone in the audience that care to speak in favor or against?

Hi I'm Vickie Roubion and I'm the owner of this proposed property and what I want to do with the resubdivision is be able to maintain the carport that is on the existing adjacent to where the trailer is and my long term plan is to tear down the trailer and build a new house in that spot. But I want to be able to use the slab that the carport is under. The other lot, I have the cutest cottage that I want to build on it and it's only 32 ft. wide, so 65 ft. is plenty. I grew up on the street next to it, my mom owns property on West Easy and I intend to improve the area. My eyeball is actually on that corner lot. Any questions?

Mr. Gibbs: Any questions? None Ms. Roubion, thank you. This is a public hearing for PZS-2014-28 is there anyone else in the audience that would care to speak in favor or against? Questions from the Commission? Mr. Booth.

Mr. Booth: I recommend approval of the resubdivision with the waiver of the minimum area for proposed Lot 20A-1.

Mr. Gibbs: Do we need to vote on the waiver?

Ms. Marousek: It's all together.

Mr. Gibbs: It's all together. Any other questions? Cast your vote please.

YEAS: Loupe, Gibbs, Foster, Booth, Frangella, Galliano

NAYS: None

ABSENT: Pierre

Mr. Gibbs: That passes unanimously. Ms. Roubion this will go in front of the Council on July 21st and good luck.