

Commissioner Booth: Second item on our agenda is PZS-2017-49 requested by Michael C. Robert for resubdivision of Tract A of the John Robert Estate into Tracts A-1 and A-2, 11039 River Rd, Ama. Zoning District R-1A(M.) Council District 2. Ms. Stein.

Ms. Stein: Thank you Mr. Chair. This is a request to subdivide an incredibly long tract from one single tract into two lots. The intent is to redevelop the parcel that will be on River Road with a new house. Proposed Tract A-1 is approximately .5 acre, Tract A-2 would be more than 20 acres. The applicant intends to demolish the house on proposed Tract A-1 and build a new house and also intends to remove the mobile home on proposed Tract A-2, which is a flag-shaped lot. There are no redevelopment plans for the tract at this time.

Both proposed lots exceed the required 5,000 square foot by quite a bit area for an R-1AM lot and Tract A-1 meets the required 50-foot width. Proposed Tract A-2 does not meet the required 50 foot width. At 28' frontage (20' wide due to the angle at which the lot meets River Road) Tract A-2 does not meet the minimum width requirement. The applicant states that the large size and narrow shape of the lot creates a hardship and requests a waiver.

The department does recommend Approval of the waiver contingent upon getting a plat that shows a servitude through Tract A-1 to provide services to the pad for the mobile home. Those revisions are either complete or underway and we should be able to pick up those plats on tomorrow from the surveyor. So we recommend approval.

Commissioner Booth: Thank you Ms. Stein. This is a public hearing for PZS-2017-49 Michael C. Robert resubdivision of Tract A of the John Robert Estate into Tracts A-1 and A-2, 11039 River Rd, Ama. Anyone here to speak for or against this particular issue? Any questions or comments from the commission? Seeing none, public hearing is closed on this issue. We'll cast our vote and we will be including in the vote approval of a waiver from the 50 ft. frontage, a width of 28 ft. frontage length of the street, 20 ft. which is a depth of 165 ft. on proposed Tract A-2 and also expecting the plat to show the utility servitude as mentioned in the analysis. Cast your vote.

YEAS: Gordon, Petit, Granier, Richard, Booth, Frangella

NAYS: None

ABSENT: Galliano

That passes unanimously.

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