

ZONING COMMITTEE CHAIR RECOMMENDATION: Disapproval. The site consists of one undeveloped parcel in the R-2F, Residential District. The requested Council variance will allow a three-unit dwelling. A variance is required because the R-2F district does not allow three-unit dwellings. Variances to lot width, lot area, building lines, side yards, and a parking reduction from six required to four provided spaces are also included in this request. The site is located within the planning boundaries of the *Near East Area Plan (2005)*, which does not include a specific land use recommendation for this location, however does state that residential development should be consistent with housing types and densities of adjacent residential uses. Staff supports the requested variances as the proposal is compatible with the surrounding housing types and densities, does not represent the introduction of an incompatible use to the area, and provides more housing as prioritized by citywide initiatives.

The Committee Chair accepts the findings of staff, with the exception of the conclusion to approve of the proposed variance. The Chair finds that the applicant has failed to demonstrate the following:

- That the property in question could not have any other beneficial use or yield a reasonable return without the use variance. The applicant has not submitted evidence or data to staff that supports undue financial hardship should this proposal be altered.
- That they were unaware of the existing zoning restriction that would require such evidence of hardship.
- That any existing hardship could not be avoided through any means other than the proposed use variance. Properties surrounding the parcel in question currently comply with zoning regulations.

Given the applicant's failure to demonstrate hardship in this case, it is the recommendation of the Chair that Council disapprove the variance from the provisions of Section 3332.037, R-2F residential district.