

*January 14, 1959, and July 16, 1986, the effective date of Ordinance 1506-86, either of the following shall be permitted as the sole use:*

*(A) One (1) detached single-family dwelling, as defined in Chapter 3303, C.C.; or*

*(B) One (1) two (2) -family dwelling, as defined in Chapter 3303, C.C., in compliance with C.C. 3332.14 area standards.*

*Such lots when so used are designated to be in the 35-foot height district by C.C. 3333.26. "*

The new proposed use is a single family dwelling with a detached carriage house/garage, and this "two dwelling unit" use does not meet the above criteria. However, it would be a hardship on the property owner to not permit this use, as it is not inconsistent with other permitted uses in ARLD district, and it is a less intense use than permitted under for the majority of structures in an ARLD district .

Further, the existing 52 foot width of the lot does not permit construction of the proposed garage/carriage house and necessary 4 parking spaces without a reduction of the required 5 foot side yard setback without a variance and of the necessary lot coverages. Additionally, the proposed new construction remedies existing problems on the lot, and it contemplates the demolition of 2 existing "non-historic" garages on the lot, one of which straddles the property line.