

CV04-035

Statement of Hardship

Applicant: Daniel Downing

Property: 926 & 928 Dennison Avenue

We have a parcel in the Victorian Village Commission area with two existing single-family homes. Both homes were built in the early 1900's and are shown in the city directory in 1918. In 1973, the area was zoned ARLD which does not allow for two single-family dwelling units on the same parcel. The building department does not have record of both houses and their non-conforming use and the owners would not be able to rebuild their homes in the case of substantial loss such as fire and are not able to obtain a building permit to remodel or add-on to either house. The surrounding neighborhood is residential (single and multi-family). Since both houses have existed for almost 100 years on this site, there is no adverse effect on the surrounding properties. The owners request the following variances for the two houses as an allowable non-conforming use on the same parcel and to expand 928 Dennison as shown on the attached site plan:

1. C.C. 3333.02 - Use: single family allowed, two units requested
2. C.C. 3333.09 - Lot width: from 50' to 41.66'
3. C.C. 3333.16 - Fronting on a Public Street: to allow one single-family dwelling to front a 20' wide alley.
4. C.C. 3333.23 - Side Yard: Allow minimum side yard from 5' to 2'
5. C.C. 3333.24 - Rear yard requirements: from 25% to 0%
6. C.C. 3333.18 - Building Lines: to reduce Dennison Avenue building line from 25' to 14'
7. C.C. 3342.19 - Parking space size: from 9' x 18' to 9' x 17.5'

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2/30/04