

Board of Zoning Appeals

JANUARY 17TH, 2023

4:00 PM

Requirements for granting a variance

- Unnecessary Hardship
- Hardship Due to Unique Property Limitations
- No Harm to Public Interests

1027 Hayes St.

- The owner has applied to divide the current parcel into three separate parcels.

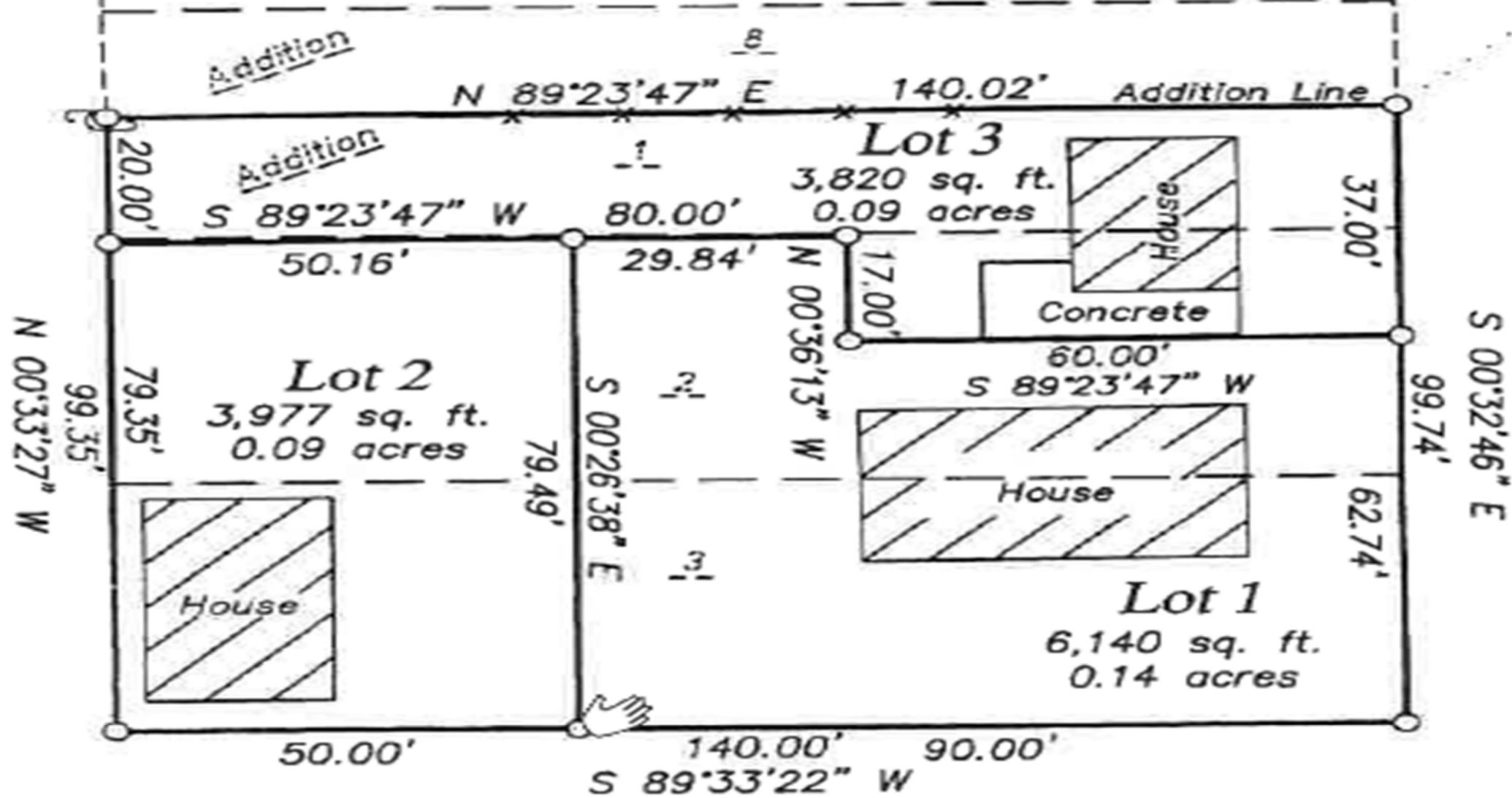
Municipal code 115-142(c)(2), R-1 Single Family Regulations

(2)*Lot area.* Every lot in the Single Family Residence District of record before August 27, 1938, may have an area of less than 5,000 square feet. Every lot in the Single Family Residence District of record between August 27, 1938, and September 15, 1966, shall have an area of not less than 5,000 square feet. Every lot in the Single Family Residence District not of record September 15, 1966, shall have an area of not less than 7,200 square feet.

1027 Hayes St.

- The owners propose to divide the parcel into three lots. Lot 1 is proposed to have a lot area of 6140 sq ft. Lot 2 is proposed to have a lot area 3977 sq ft. Lot 3 is proposed to have a lot area of 3820 sq ft.
- A variance would need to be granted for each new lot.
- Therefore a variance of 1060 sq feet would be required for Lot 1. A variance of 3223 sq ft would be required for Lot 2. A variance of 3380 sq ft would be required for Lot 3.





Hayes Street



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- This presentation shall be added to the minutes of this meeting.