



MEMORANDUM

TO: All Interested Parties

FROM: Frank Simeck, CZA, Zoning Administrator

DATE: March 8, 2018

SUBJECT: Lot 28-A, "Lot Front"

For the proposed Kingsley Myers subdivision, Lot 28-A will have the short side of the lot fronting Nutley Street, SW. The long side will be fronting Kingsley Road SW. Per sec. 18-4.-Definitions, the short side of the lot shall be considered the front of the lot. However, this code section allows the Zoning Administrator to determine the long side of the lot the front for reasons of safety or continuity.

ARTICLE 2. – DEFINITIONS

Sec. 18-4. - Definitions.

LOT FRONT OF: Means that side of a lot which fronts on a street. In case of a corner lot, the shortest side fronting on a street shall be considered to be the front of the lot, except when the zoning administrator determines for reasons of safety or continuity that the front should be on the long side, then this shall be considered the front. When sides fronting on the street are of equal lengths, the lot shall be considered to front on that street having the greater total of front footage of lots within the same block; provided, however, that where the board of zoning appeals has specifically designated the front of the lot in accordance with section 18-254.1, such designation shall thereafter prevail. The architectural front of the house shall be on the same side as the determined front of the lot.

It is my determination that, for reasons of continuity, the long side of the lot fronting Kingsley Road, SW shall be considered the "Lot Front." The house orientation is consistent with the greater number of lots fronting Kingsley Road, SW, and the newly built house located directly across the street at 714 Kingsley Road, SW.