

## **Applicant Report:**

I am submitting this Special Use Permit Application because the parcel located at 3020 E Franklin Street meets all the necessary requirements to allow for a legal lot split except for one. The one issue preventing a legal lot split is the parcels lot area. The parcel is 367 square feet short of the minimum required for R6 zoning. My hope is that this department will see the value in allowing for a lot split based on the below summary:

Currently 3020 E Franklin is a vacant residential lot that has been poorly cared for over the years and requires a unique owner to develop the land. The topography of the lot poses many challenges to construction. The lot has 92 feet of road frontage on Franklin Street and narrows as it extends to the rear yard next to the old CSX Transportation train tracks.

Existing and proposed homes on Franklin are either attached units or detached with very little space between neighboring units. The close proximity of these homes provides a consistent level of uniformity that is reflected throughout the City and provides a high level of charm to the urban setting. In complying with current zoning requirements 3020 E Franklin would skew the appearance of the current neighborhood by leaving a large gap between residences and would not allow for consistency in the neighborhood.

We believe that allowing for 2 attached single family residences to be constructed on this parcel would further provide uniformity to the neighborhood and provide an aesthetically appealing "bookend" to Franklin Street. If the parcel did not have such a drastic angle on the right side of the property splitting the property would be an allowable use. Currently we are approximately 367 square feet short of this option.

Our goal is to continue to enrich the neighborhood with high quality single-family homes. By providing us the opportunity to construct 2 homes we would be able to continue improving the uniformity of the neighborhood while bringing value to the neighbors and the community.

Our proposed use does not adversely impact the community or the neighbors. In fact in constructing two homes on this parcel, it would allow the city the opportunity to widen a portion of Franklin and 31<sup>st</sup> Street if they chose to do so. The land would be cleared of the rubbish and over growth allowing for more light and air to impact the area. By removing the over growth this would also improve the safety of the neighbors. The steep slope of the parcel would consist of 2 homes and would be landscaped in a way that would prevent citizens from hurting themselves on the treacherous terrain. This land clearing and clean up would also improve the visibility of commuters in the area.