

ORDINANCE NO. O-1920-23

ITEM NO. 4

STAFF REPORT

GENERAL INFORMATION

APPLICANT

WH Normandy, LP.

REQUESTED ACTION

Removing a 210' Platted Front Building Line for Lot 2, Block 1, Jennings Estates No. 1 Addition, a Replat of a part of Block 1, Jennings Estates No. 1 Addition, 2224-2300 and 2290-2296 West Main Street

BACKGROUND: The applicants have requested removing a referenced platted two hundred and ten-foot (210') front building line specifically placed on the front boundary of Lot 2, Block 1, Jennings Estates No. 1 Addition, a Replat of a part of Block 1, Jennings Estates No. 1 Addition located at 2224-2300 (rear buildings) and 2290-2296 (front buildings) West Main Street. The final plat for Lot 2, Block 1, Jennings Estates No. 1 Addition, a Replat of a part of Block 1, Jennings Estates No. 1 Addition was filed of record with the Cleveland County Clerk on December 20, 1973.

DISCUSSION: A 210' front building line was established with Ordinance No. 2020 adopted by City Council November 28, 1967 for the southern portion of this property and the property to the west. The original final plat for Jennings Estates No. 1 was filed of record July 18, 1968 without the 210' front building line shown. Although Ordinance No. 2020 legal description covered the southern portion of this property in Lot 2, Block 1, Jennings Estates Addition, a Replat of part of Block 1, Jennings Estates No. 1 Addition, the 210' front building line was shown on the final plat. The front structure 2290-2296 West Main Street was constructed in 1983. Since the discovery of the platted 210' front building line within the plat, there could be a problem with clear title to the property without an approval process reflecting the encroachment of the building line. This lot is the only lot impacted by the 210' front building line. Structures to the east and west meet the C-2, General Commercial setback requirements.

RECOMMENDATION: Based upon the above information, staff supports the request for the removal of a platted 210' front building line for Lot 2, Block 1, Jennings Estates No. 1 Addition, a Replat of a part of Block 1, Jennings Estates No. 1 Addition.

P.C. AGENDA 10-10-19

Removal of 210' Front Building Line

Lot 2, Block 1, Jennings Estates No. 1 Addition, a Replat of a part of Block 1, Jennings Estates No. 1 Addition

ACTION NEEDED: Recommend approval or disapproval of the request to remove a platted 210' front building line on Lot 2, Block 1, Jennings Estates No. 1 Addition, a Replat of a part of Block 1, Jennings Estates No. 1 Addition to City Council.

ACTION TAKEN: _____