

ORDINANCE NO. O-1819-7

ITEM NO. 5

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### **STAFF REPORT**

#### **GENERAL INFORMATION**

##### **APPLICANT**

Alan Cheshier, Muirfield Homes,  
Agent for the Owner

##### **REQUESTED ACTION**

Removing a 55' Front Building Line  
And Establishing a 49' Front  
Building Line for Lot 8, Block 1,  
Willow Brook Addition

**BACKGROUND:** An agent for the property owner has requested removing a referenced platted fifty-five foot (55') front building line specifically placed on the front boundary of Block 1 (lots fronting Timberdell Lane) Willow Brook Addition. The final plat for Willow Brook Addition was filed of record with the Cleveland County Clerk on December 17, 1956.

**DISCUSSION:** The owner has submitted an application for building permit at 914 Timberdell. The design of the structure encroaches into the 55' front building line by six-feet (6'). The 55' front building line was established with the final plat of Willow Brook Addition. Although researching the files, there is no information as to why the 55' was established for the properties fronting Timberdell. The typical filed front building line has been 25'. The remainder of the blocks within the Willow Brook Addition utilized twenty-five foot (25') front building lines. The proposed 49' front building line should not be a deterrent to the large front yards within the block. In addition it will allow the use of a side entry garage rather than the garage facing Timberdell.

**RECOMMENDATION:** Based upon the above information, staff supports the request for the removal of a platted 55' front building line and establishing a 49' front building line for Lot 8, Block 1, Willow Brook Addition.

**ACTION NEEDED:** Recommend approval or disapproval of the request to remove a platted 55' front building line and establish a 49' front building line for Lot 8, Block 1, Willow Brook Addition to City Council.

**ACTION TAKEN:** \_\_\_\_\_