**AGENDA ITEM NO:** 18

**DRB PROJECT NUMBER:**

**PR-2021-004985**

**PS-2021-00016 -SKETCH PLAT**

**PROJECT NAME:**

**ARCH + PLAN LAND USE CONSULTANTS** agent(s) for **BETH BROWNELL** request(s) the aforementioned action(s) for all or a portion of: **H-3A-1 & H-4A-1, BLOCK 2, STRONGHURST** **ADDITION** zoned R-1D, located on **ARNO ST between CLAREMONT AVE** **and COMMERCIAL ST**, containing approximately 0.4082 acre(s). (H-15)

**REQUEST:**

1. LOT CONSOLIDATION OF 2 LOTS INTO 1 LOT, VACATION OF EXISTING PRIVATE UTILITY AND ROAD EASEMENT

**COMMENTS:**

Per IDO section 5-4(C)(1)(b)

*Nonconforming lots may be replatted without requiring Variance to lot size if the replat meaningfully decreases the degree of already existing nonconformity.*

The replat will change a non-conforming lot size to a lot size that meets Dimensional standards in Table 5-1-1 and therefore, will not require a variance.

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