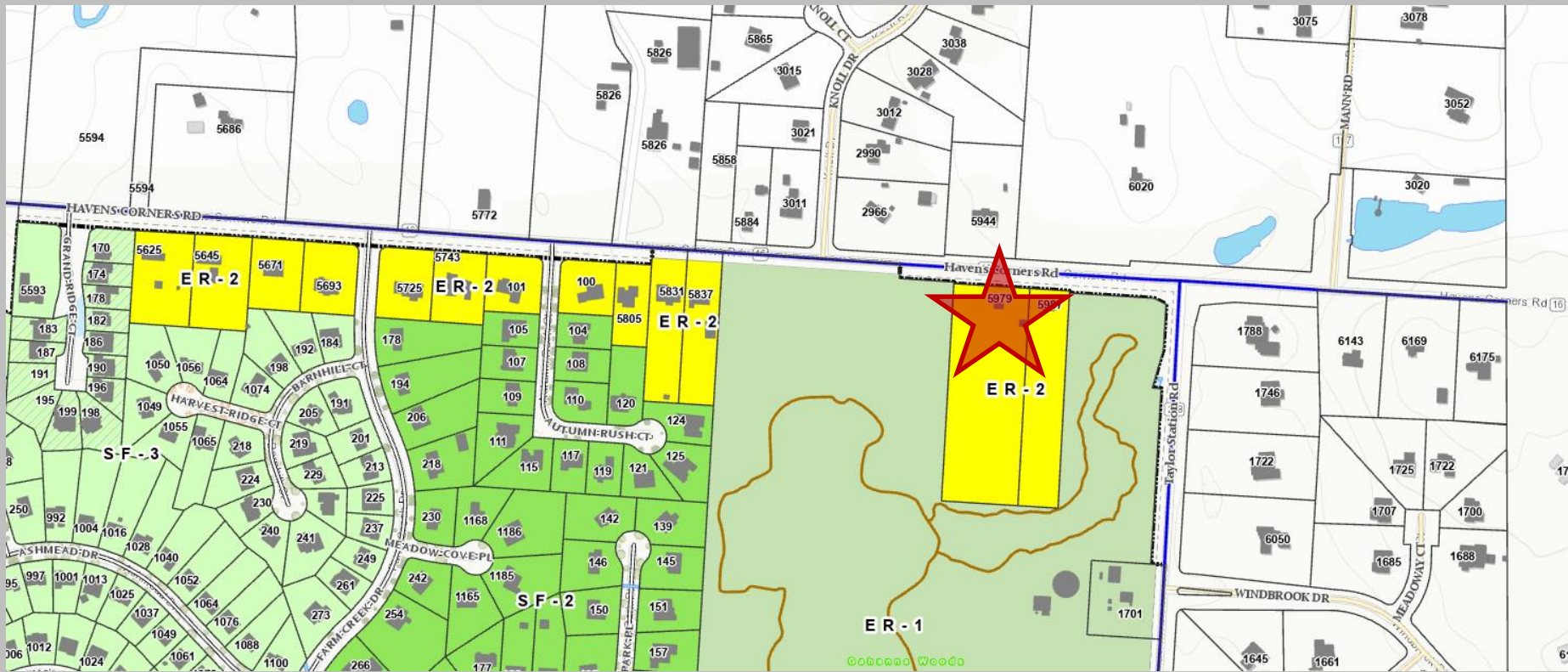


Souder Lot Split and Variance 5979 Havens Corners Rd

**SWP-4-2020
V-27-2020**

Location/Zoning Map



Summary

- Subdivide an ~3.00 acres parcel
 - 2 acres parcel
 - 1 acre parcel
 - Minimum parcel size of 1 acre
 - Minimum 1 ½ acres if *not* on central water and sewer
- Variance to minimum lot size
 - Central sewer not available; no plans to extend
- Variance to minimum lot frontage
 - 150' required; 60' requested (flag lot)



60.00'

S86°01'45\"/>

60.00'

S3°38'03\"/>

283.96'

MATTHEW AND ERIN SOUDER
REMAINING 1.003 AC
INST. NO. 202007060096727
PARCEL NO. 025-009244

S3°39'29\"/>

284.00'

PO

153.78'

S86°04'28\"/>

2.006 AC

PART OF
PARCEL NO.
025-009244-00

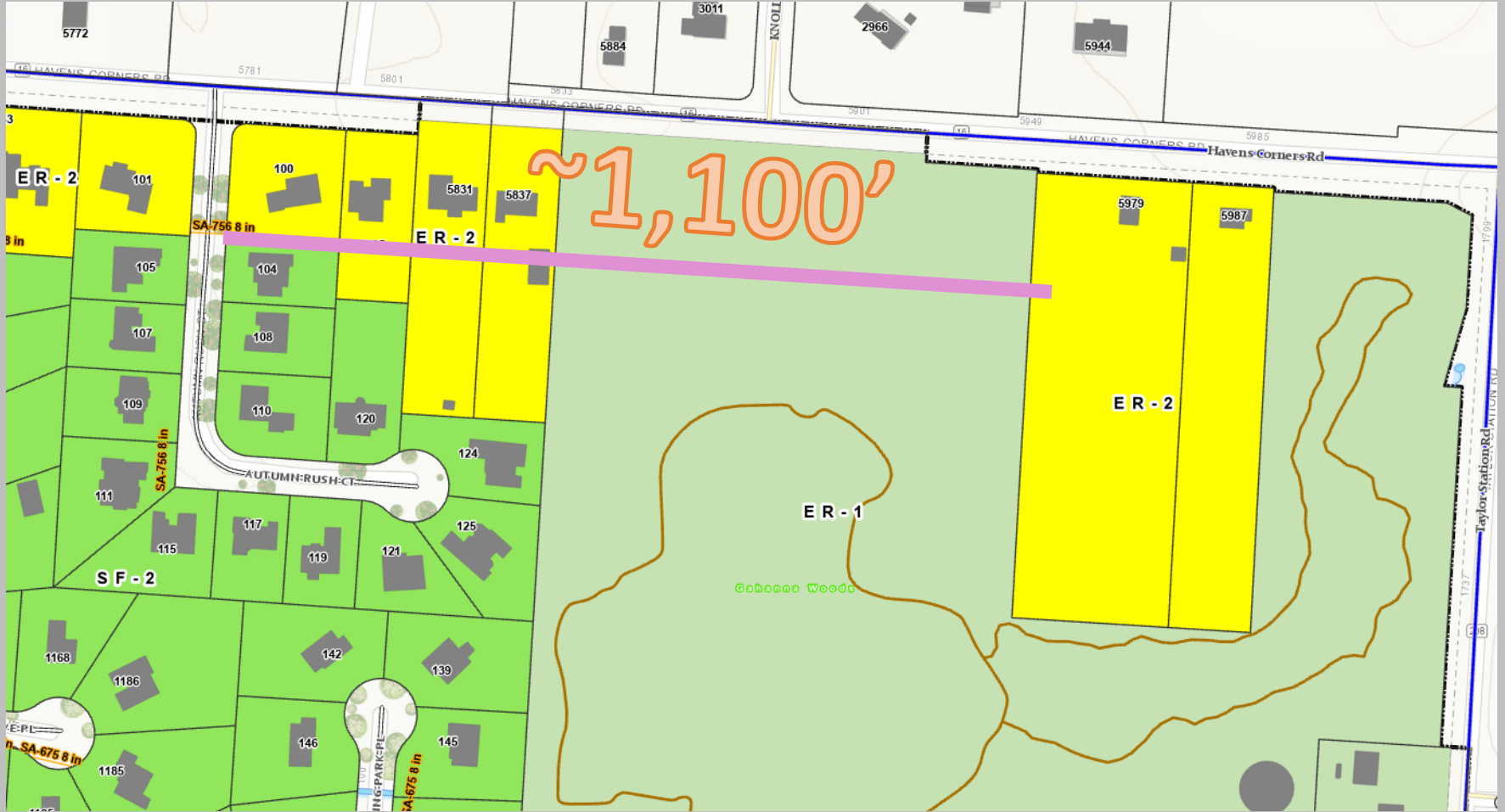
MATTHEW AND ERIN SOUDER
1.638 AC. (CALCULATED)

S3°39'29\"/>

327.65'

N86°55'09\"/>

213.65'



Summary

- Staff recommends approval
 - Request to subdivide without central sewer reviewed by staff and no objection
 - No planned city utilities projects in area
 - Request for reduction in frontage common for “flag” lots
 - Existing on Clotts, Carpenter, James Rd
 - Lot width expands from minimum of 60’ to over 200’



Gahanna