

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Clerk of Council, City Departments
Date: January 30, 2015
Re: Staff Report for 3542 Grant Ave – Method of Zoning Change (R-2 to D-1)

Item #3 – 3542 Grant Ave – Method of Zoning Change (R-2 to D-1)
(PID # 201412290074)

Application: Method of Zoning Change
Location: 3542 Grant Ave
Applicant: Stephen Von Jasinski
Current Zoning: R-2
Proposed Zoning: D-1
Current Use: Single-Family Residential
Proposed Use: Single-Family Residential with Apartment over Detached Garage

Relevant Code Section(s):

- 1139.03 Method of Zoning Change; Reversion of Zoning Classification

Project Summary:

The applicant is proposing to rezone 3542 Grant Avenue from R-2 (single-family) to D-1 (doubles) in order to build a garage with an apartment unit above on the rear of the lot, accessed by the rear alley. The site is currently home to a single-family structure with a small outbuilding in the rear of the lot and is bordered to the east and west by lots zoned R-2 (single-family), D-1 (doubles) to the south across Grant Avenue, and A-1 (multi-family) to the north.

Staff feels the proposed rezoning is appropriate based on the proximity of other parcels zoned for multi-family dwellings as well as the fact that the primary residence on the site visible from Grant Avenue will remain single-family.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the rezoning as submitted.