

518 W Summit Street (lot division), new lot Fountain St Frontage setback variance request

Subject Address: 518 W Summit St

Parcel Number: 09-09-20-301-051

Hello,

We are seeking to split our lot at 518 W Summit Street, into East and West Parcels for the development of more housing units in the Waterhill neighborhood.

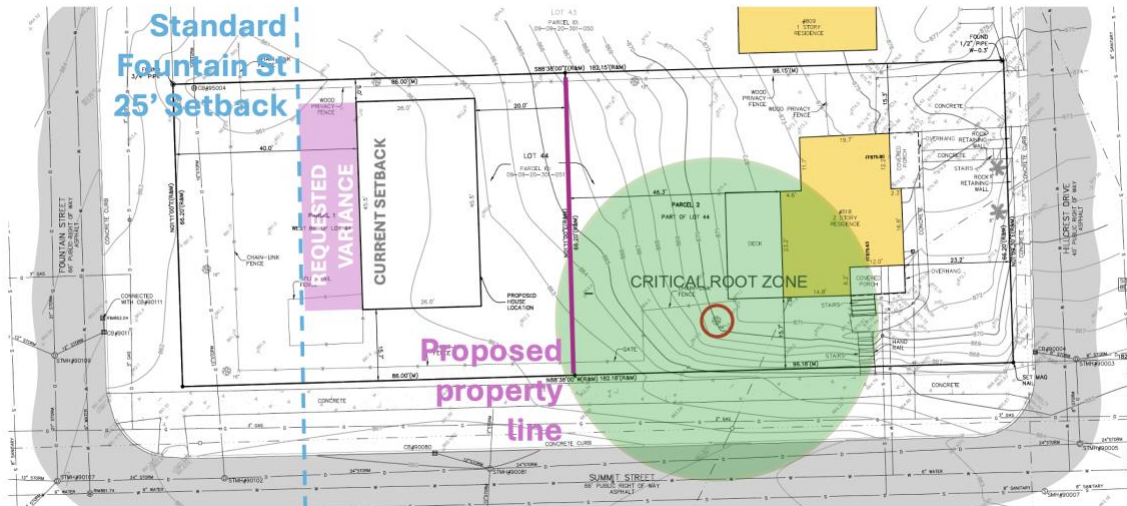
The proposed property line splitting the proposed parcels is just west of the 50% mark. The line is the result of balancing the cities goals for increasing housing density along public transit corridors while preserving a 207-year old native Black Walnut tree (46" diameter base and 80 foot diameter canopy) and its Critical Root Zone. Walnut tree age estimation:



By setting the property line at 86 feet, we are able to prevent the majority of construction will avoid the roots on the western edge of the parcel, per the UDC goals for Landmark trees. While setting the line at 86' protects the tree, we will need a Fountain Street frontage setback variance to support the city's planning goals of increasing housing density, especially along

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transit lines given the property is along a bus line, because of the unique conditions of a few through-lot that are adjacent to our lot but are atypical for the neighborhood that are driving the Frontage setback calculation.



For the proposed western parcel, we are asking for a frontage setback variance from Fountain Street of 25-feet (as opposed to the 40-feet currently required). 25 feet is consistent with the other houses along Fountain Street and the Waterhill neighborhood, which would allow for multiple dwelling units. The current setback requirement is being driven by the shotgun parcel houses along Hillcrest in combination with the Unified Development Code.

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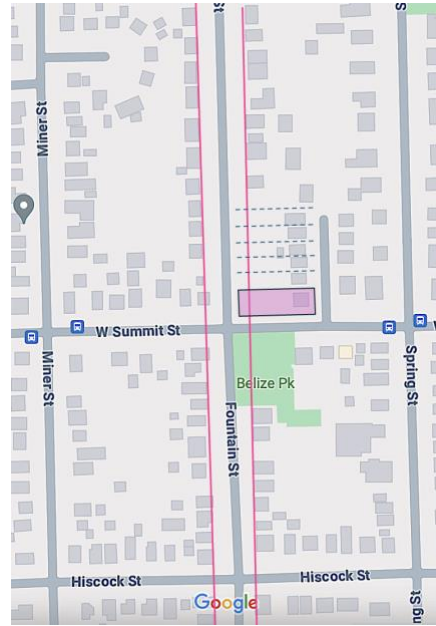


Figure 1 Standard 25' Setback line in Pink

Along Fountain Street, one block north and south of 518 W Summit St, house setbacks range from 14 to 35 feet, with an average of 25.9 feet.

Address (West side of Fountain)	Setback (ft)	R.O.W.	ROAD	R.O.W.	Setback (ft)	Address (East side of Fountain)
Fountain 1007	27				27	1000 Fountain
Fountain 1001	30				38	950 Fountain
Fountain 999/997	30				22	930/942 Fountain
Fountain 995/993	30				22	904/914 Fountain
Fountain 909/911	30				25	820 Fountain
Fountain 905	30					817 Hillcrest
Fountain 825	30		FOUNTAIN ST			815 Hillcrest
Fountain 821	28					813 Hillcrest
Fountain 813	31					809 Hillcrest
602 Summit	17.5					Subject Property
SUMMIT ST						
Fountain 745	14					
Fountain 743	35					
Fountain 735	20					Belize Park
Fountain 733	25					
Fountain 731	27					
Fountain 727	28				26	734 Fountain
Fountain 721	30				26	726 Fountain
Fountain 715	22				25	720 Fountain
Fountain 711	22				25	716 Fountain
Fountain 707	25				24	712 Fountain
Fountain 703	14				24	526 Hiscock st
HISCOCK ST						
AVG	26.0				25.8	
Full Street Average			25.9			

Figure 2 Satellite measured setbacks for Fountain Street houses, **AVG SETBACK: 25.9 Feet.** *Source: Google.

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Without the variance the buildable size available per unit is relatively small and uncomfortable, making multiple dwelling units less likely. The building placement would also look out of character for the street and neighborhood, unusually placed in the middle of a very public yard, relative to the rest of the houses along Fountain Street.

	<i>Without Variance</i>	With Variance
Gross buildable square feet	2340	3690
Gross per unit	1170	1845
Utility/non-livable per unit	400	400
Per Unit	770	1445

The variance will allow a development to be consistent with the Waterhill neighborhood and Fountain Street character and typical frontage setbacks, while supporting the city’s goals for higher density development, and protecting Landmark trees.

Please see the elevation below for something that we think would be an ideal development for this location.



Please feel free to contact either of us if you need anything else, our contact info is below at

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Tom Waters, watersth@gmail.com, 517.944.0630 and Jess Waters, Jeewaters@gmail.com, 810.923.6965.

Thank you for your consideration, we hope to hear from you!

Tom & Jess Waters

Additional views for reference



1. Select Tree Type:
Can't identify the type of tree? Try these guides: [Leafsnap](#) or [Cornell](#)
Black Walnut

2. Enter Tree's Circumference (in inches):
Start 54 inches (4.5 feet) up the tree trunk. Measure all the way around the trunk.
144.5

Calculate Age

(Diameter: 46 inches: Growth rate factor: 45)

Estimated Age of Tree: 207 years old.

This tree could have started growing in 1817.

About 1817: In 1817, James Monroe replaced James Madison as President. Our flag had 15 stars, which included latest states Vermont and Kentucky. [Learn more about this year in history at OnThisDay.com.](#)

Figure 3 <https://www.cliftonparkopenspaces.org/treecalculator/>

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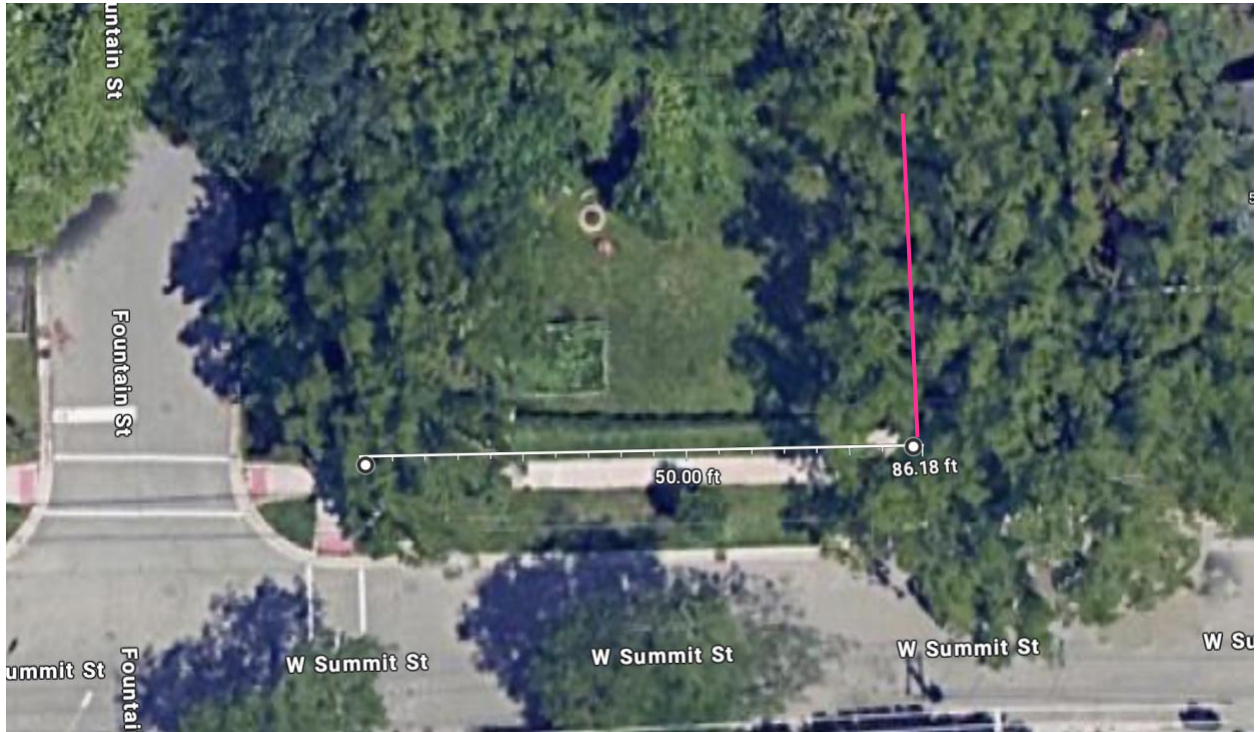


Figure 4 – 20-foot construction setback point from the proposed property line. Falls just outside of the Walnut canopy

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