


**Special Minimum Building Line Block No. 188**  
**Planning Director's Approval**

Planning Director Evaluation:

Satisfies	Does Not Satisfy	Criteria
X		<p><i>SMBLB includes all property within at least one block face and no more than two opposing block faces;</i></p> <p><b>The application is for the 1600 block of Fairview Street, south side.</b></p>
X		<p><i>More than 60% of the proposed SBLRA is developed with or is restricted to not more than two single-family residential (SFR) units per lot;</i></p> <p><b>100% of the proposed application area is developed with not more than two SF residential units per property.</b></p>
X		<p><i>Demonstrated sufficient evidence of support;</i></p> <p><b>Petition signed by owners of 64% of the SMBLB.</b></p>
X		<p><i>Establishment of the SMBLB will further the goal of preserving the building line character of the area; and,</i></p> <p><b>A minimum building line of 13 ft exists on five (5) properties in the blockface.</b></p>
X		<p><i>The proposed SMBLB has a building line character that can be preserved by the establishment of a special building line, taking into account the age of the neighborhood, the age and architectural features of structures in the neighborhood, existing evidence of a common plan and scheme of development, and such other factors that the director, commission or city council, respectively as appropriate, may determine relevant to the area.</i></p> <p><b>The subdivision was platted in 1916. The houses mostly originate from the 1940's. The establishment of a 13 ft minimum building line will preserve the building line character of the area.</b></p>
<p><i>The minimum building line for this application was determined by finding the current building line that represents a minimum standard for at least 70% of the application area.</i></p>		
<p><b>Five (5) out of six (6) developed properties (representing 83% of the application area) have a building line of at least thirteen (13) feet.</b></p>		

**The Special Minimum Building Line Block meets the criteria.**

  
 \_\_\_\_\_  
 Patrick Walsh, P.E.  
 Director

8/5/14  
 \_\_\_\_\_  
 Date