

Juan Muzquiz

From: Jack Kuntz <jkuntz@harrisontownship.org>
Sent: Monday, April 07, 2014 6:49 PM
To: jmuzquiz@ccim.net
Subject: RE: N Main St split

Juan,

I think everything looks fine. Speaking for right now, since it's an office use, the frontage requirement is only 80' so that should have no impact on the proposed lot split as far as the township is concerned. If you or someone chooses to rezone the entire south parcel to R-6 in the future and thus needing the 90' frontage requirement, I believe the chances of getting a one foot variance on the frontage requirement is very high. That's a very minimal variance and I don't remember our board ever denying a request of that size, ever. There would be zero impact on the surrounding neighborhood and I would recommend approval of that request. With that being said, our board is independent and are free to make their own decisions, so nothing is ever 100% certainty. However, I can't imagine a scenario where they would feel the need to deny a request for a reduction of 12 inches. I feel very comfortable with the proposed split as is indicated and if I were you, I would have no hesitation moving forward with the proposed split.

If you want to discuss this further over the phone, please feel free to call me.

Good luck with everything moving forward and if you need any further assistance please don't hesitate to call or email.

Thanks.

Jack

From: Juan Muzquiz [<mailto:jmuzquiz@cinci.rr.com>]
Sent: Monday, April 07, 2014 6:06 PM
To: Jack Kuntz
Subject: N Main St split

Jack:

Hope you're staying dry...

I've attached the preliminary survey drawing and would appreciate your opinion. It seems we'll be about 1' short of required frontage for R-6 on the south half, but OK on the north. Do you see the short side being a problem if we or a new owner would choose to rezone for multi-fam?

Thanks, look forward to hearing back.

Juan

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