



**ZONING BOARD OF ADJUSTMENT**

**Date of Hearing:** May 14, 2026  
**Date of Decision:** May 28, 2026

**Zone Case:** 52 of 2026  
**Address:** 353 Cedarville Street  
**Lot and Block:** 26-D-399  
**Zoning Districts:** R2-VH  
**Ward:** 8  
**Neighborhood:** Bloomfield

**Request:** Subdivision

**Application:** DCP-LOT-2026-00072

Variance	Section 926.129	Proposed subdivision would create a lot without frontage on a "street"
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**Appearances:**

Applicant: Brad Groff

**Findings of Fact:**

1. The Subject Property is located at 353 Cedarville Street in an R2-VH (Residential Two Unit Very High Density) District in Bloomfield.
2. The dimensions of the parcel are 20' by 122' (2,440 sf).
3. The property has frontage on Cedarville Street.
4. A 20' wide right-of-way, which is known as State Way, extends along the rear of the site. Under the Code's definitions, State Way is a "way" and not a "street."
5. Two detached houses are located on the Subject Property: one that fronts onto Cedarville Street and one that fronts onto State Way.
6. The Applicant proposes to subdivide the parcel to create separate lots for the two existing houses.
7. The dimensions of the proposed Lot 1 would be 70' by 20' (1,400 sf) and it would be used for the house on Cedarville Street.

8. The dimensions of the proposed Lot 2 would be 52' by 20 (1,040 sf) and it would be used for the house on State Way.

9. The Applicant identified other structures in the immediate vicinity of the Subject Property that have frontage on State Way and do not have "street" frontage.

10. A 1923 Sanborn Fire Insurance map depicts two structures on the Subject Property, one of which has frontage on Cedarville Street and one on State Way.

11. No one appeared at the hearing to oppose the request.

**Conclusions of Law:**

1. The Applicant requests a variance from Section 926.129, which prohibits subdivisions that create lots that do not have frontage on a "street."

2. Section 926.234 defines a "street" as "a strip of land at least twenty-five (25) feet wide that provides access to public property." Because the width of State Way is less than 25', it is not a "street" under the Code's definition.

3. The Applicant provided credible evidence that the subdivision of the Subject Property to create a lot with frontage on State Way would be consistent with the historic use of the site for two structures and other structures on State Way and will not have a significant impact on the surrounding neighborhood.

4. Consistent with the testimony and evidence presented, and the applicable legal standards governing variances, the Board concludes that approval of the request is appropriate.

**Decision: The Applicant's request for a variance from Section 926.129 to allow the creation a lot without frontage on a street is hereby APPROVED.**

s/Alice B. Mitinger  
**Alice B. Mitinger, Chair**

s/Lashawn Burton-Faulk  
**LaShawn Burton-Faulk**

s/ John J. Richardson  
**John J. Richardson**

Note: Decision issued with electronic signatures, with the Board members' review and approval.