Variance for 3655 and 3659 Trousseau Street
Ishiis purchased 3655 Trousseau Street with a dwelling in 1950
- TMK: 3-1-016-055
- 4,242 square feet, R-3.5
- Permit obtained in 1981 for addition/alteration to dwelling

Soto purchased 3659 Trousseau Street with a dwelling in 1949
- TMK 3-1-016-056
- 2,345 square feet, R-3.5
DPP provided Zoning Inquiry, dated May 10, 2017, that states Parcel 56 “is a nonconforming lot...and the single-family dwelling unit can be reconstructed...”

In reliance on Inquiry, Soto has spent over $20k to upgrade electrical and to apply for a new sewer connection.
DPP provided Zoning Inquiry, dated December 6, 2019, that states:

- The information provided in the previous Inquiry was inaccurate.
- Parcels 55 and 56 constitute a single zoning lot of 6,587 sf.
- Only one dwelling unit is permitted on the zoning lot because it lacks 7,000 sf.
- The two existing dwellings are considered nonconforming and if either were to be destroyed, it could not be reconstructed.
Accordingly, our clients are requesting a variance to enable the single zoning lot to be subdivided into two zoning lots consisting of Parcel 56 (2,345 square feet) and Parcel 55 (4,242 square feet), respectively.

If such variance were granted, it would enable each of the two existing dwellings to be rebuilt if either were destroyed.