

3899 Herschel Street/1687 Glendale Street

3899 Herschel Street



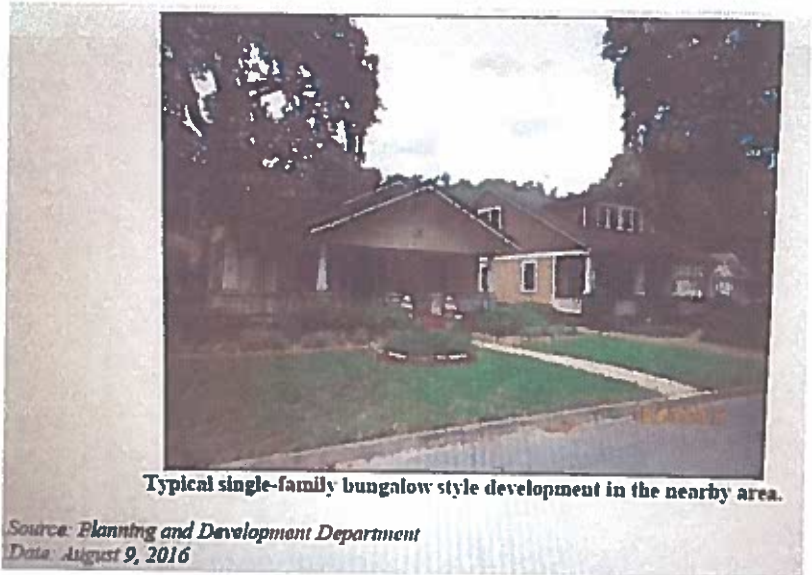
1687 Glendale Street



Joann A. Graessle
Property Owner

The bungalows shown in the photo to the right taken by the Planning and Development staff are not typical of the houses in this area and represent only a small number of houses.

The house on the left was built in 1923 and the house on the right was built in 2004.



Below are some of the houses on that street that are more representative of this area.



3854 Herschel St.
½ block from subject property.
Front: 32. Depth: 135. Lot Size:
4320 sq. ft. House: 1070 sq. ft.



3911 Herschel St.
1 of 3 properties on this
block with 40 frontage, also
see 3907 and 3915 Herschel
St. 2 doors down from
subject property.



3853 Herschel St.
½ block from subject property.
Frontage 45. Home next door 3859
Herschel St. has 40 frontage as the lot
was split off to create a new lot 3863
Herschel St. to build another house.



3855 Bone Park Ave.
Front: 38. Depth: 130
Lot size: 4940 House: 746
sq. ft.



1683 Pinegrove Ave.
Front: 35 Depth: 50
Lot size: 1750. House: 878 sq.
ft.



3854 Valencia St.
Front: 38. Depth: 130.
Lot Size: 4940 sq. ft.
House: 950 sq. ft.



3877 Herschel St.
Quadruplex Front: 50
Depth: 135. Lot Size:
6750. Combined sq. ft.:
3864 sq. ft.



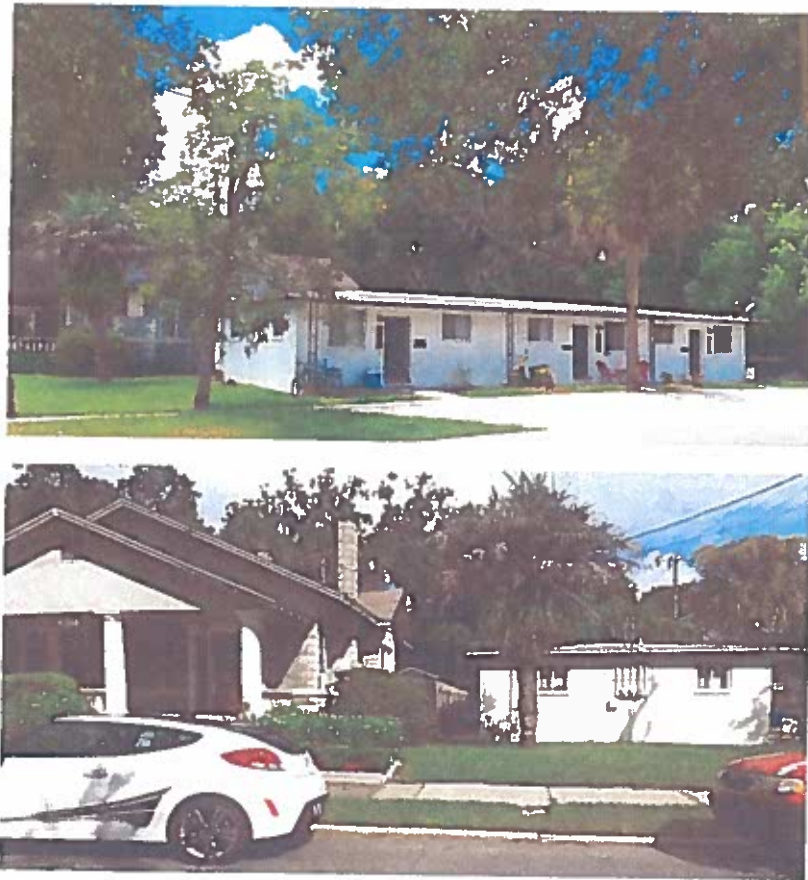
3843 Herschel St.
½ block from subject property.
Concrete block stucco structure
similar in style to subject property.
Front: 50. Depth: 135.



Quadruplex Herschel St.
3948-Front: 45 Depth: 135
3950-Front: 18 Depth: 135
3954-Front: 17 Depth: 135
3958-Front: 30 Depth: 135



1690, 1692, 1694 Glendale Street- Previously split from parent parcel at 3907 Herschel Street. 3907 Herschel St. has no driveway and owns a strip of land on the right of the triplex to get to garage.



1683 Pinegrove Ave. One block from subject property. Front: 35. Depth: 50.
Lot Size: 1750 sq. ft. House 878 sq. ft.



1654 Glendale St. Duplex split off 3903 Boone Park Ave. Entrance on unit facing back of parent parcel. Front 42.00 Depth 60.00 Lot Size: 2520 sq. ft. Apartment 1 is 760 sq. ft. Apartment 2 is 560 sq. ft.



Side of parent parcel-3903 Boone Park Ave. Front 60.00 Depth 91.00 Lot Size: 5460 sq. ft.



Structure behind 3899 Boone Park Ave was shown in Planning and Development report as rear yard accessory structure for comparison to subject 1687 Glendale St. This structure has an open carport that is 264 sq. ft. and the enclosed structure that is attached to the carport is 294 sq. ft. This is not a fair comparison.



1687 Glendale St. is a stand alone house with the front door facing Glendale St. unlike most structures which have the front door facing the back of the parent parcel. This home is a 2 bed, 1 bath concrete block stucco structure with a 50 year architectural roof, central heat and air, separate water and sewage and electrical, and separate homeowners insurance coverage. Home has been separate from parent parcel since being built in 1958. See attached photo page of 1687 Glendale St.



3894 Walsh Street is a better comparison. 0.2 miles from subject property. Front: 45. Depth 64. 1 bed/1bath House Size: 576 sq. ft. Lot Size: 2880 sq. ft. Also pictured on page 3 of this report is 1683 Pinegrove with front 35, depth 50, and lot size 1750 sq. ft. **EXHIBIT 2**
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1687 Glendale St. (subject property). 2 bed/1 bath fully functional home. This is not a garage or accessory structure to parent parcel. Parent parcel has attached 1 bed/1 bath mother-in-law suite inside home. The parent parcel also has 2 large bedrooms and 1 bath. Privacy fence will be moved 3 feet to the right.



3899 Herschel St (Parent Parcel). 1687 Glendale St. is just beyond privacy fence.



Side view of 1687 Glendale St. showing 50 year architectural roof.



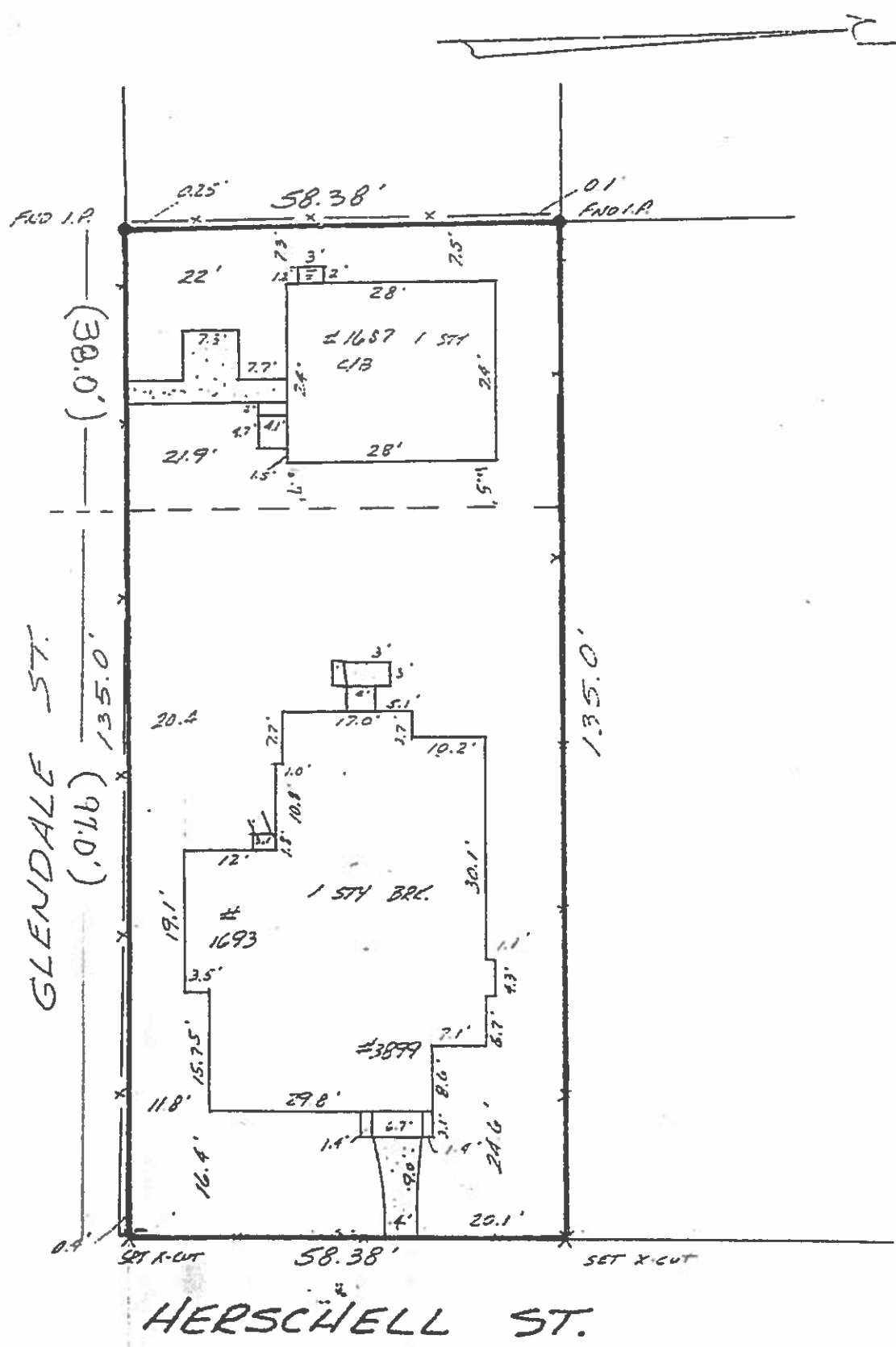
Interior of 1687 Glendale St.



Address	Frontage	Depth	Lot Size	Heated sq.ft
3899 Herschel Street	58.38	97	5663	1813
1687 Glendale Street	38	58.38	2218	672
3903 Boone Park Ave	60	91	5460	2280
1654/1656 Glendale street	42	60	2520	560/760
3854 Boone Park Ave	35	130	4550	1456
3855 Boone Park Ave	38	130	4940	746
1690/92/94 Glendale Street	40	110	4400	1950
1571 Glendale Street	58	68	3944	888
1591 Glendale Street	62	58	3596	784
1593 Glendale Street	58	73	4234	888
1575 Glendale Street	68	58	3944	1216
1609 Glendale Street	64	58	3712	1353
1683 Pinegrove Ave	35	50	1750	878
3854 Valencia Road	38	130	4940	950
3894 Walsh Street	45	64	2880	576
3854 Herschel Street	32	135	4320	1070
3907 Herschel Street	40	131	5240	1390
3911 Herschel Street	40	135	5400	1329
3915 Herschel Street	40	135	5400	1120
3948 Herschel Street	45	135	6075	1184
3950 Herschel Street	18	134	2412	1052
3853 Herschel Street	45	130	5850	1050
3834 Herschel Street	45	95	4275	934
3954 Herschel Street	17	134	2278	1052
3958 Herschel Street	30	135	4050	1072
3859 Herschel Street	40	135	5400	1120
1649 Fair Street	30	105	3150	908
1650 Euclid Street	31	75	2325	951
3945 Oak Street Unit 1	34	135	4590	1568
Unit 2	34	135	4950	1570
3870 Jean Street	50	135	6750	834
3812 Eloise Street	50	130	6500	672
3804/3806 Eloise Street Du	80	130	10400	516/960
3816 Eloise Street	50	130	6500	840

1687 Glendale Street
 Proposed lot size:
 38 X 58.57
 2,218.14 sq. ft.
 .05 Acres

3899 Herschel Street
 Proposed lot size:
 58.38 X 97
 5,662.86 sq. ft.
 .13 Acres



HERSCHELL ST.