

## Memorandum

To: Members of the Finance Committee

From: Brendan Zak, Neighborhood Development Specialist, Building and Housing Department

cc: Mayor David E. Weiss  
Jeri Chaikin, CAO  
Kyle Krewson, Director of Building and Housing  
William M. Ondrey Gruber, Director of Law

Date: May 11, 2023

Re: **Application to Acquire City Owned Vacant Lot at 3590 Hildana Road for a Side Yard (PPN: 735-21-148)**

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### Summary

The City received an application from Ms. Cinnamon Anderson who is interested in acquiring the City-owned vacant lot located at 3590 Hildana Road (PPN: 735-21-148) for use as a side yard. The City owned lot is between a single-family home and a two-family home in the Moreland neighborhood.

### Background and Discussion

#### Application Summary

- **Applicant:** Ms. Cinnamon Anderson, 3594 Hildana Road
- **Proposal Summary:** Ms. Anderson plans to use the side lot to expand her outdoor living space. The city-owned lot is 45' wide and 160' deep. Ms. Anderson's home is to the left of the vacant parcel in the below picture.



### Staff Review of Application

- The City acquired the parcel in October 2011 and demolished the house in 2012.
- The Applicant meets the qualifications and conditions for the acquisition of a City-owned property under the Side Lot Program:
  - The Applicant's home is owner-occupied.
  - The Applicant's property is not in foreclosure and is current on property taxes
  - There are no outstanding Building, Housing, or Zoning Code violations at Applicant's properties at the time of application.
  - The Applicant's property will be permanently consolidated with the vacant lot.
- The Applicant's proposal is consistent with the City and neighborhood goal of expanding the size of lots in the neighborhood to enable households to have larger yards without selling their home and moving elsewhere.
- The City has no redevelopment plans for this vacant lot.
- The agreement will specify in the purchase agreement that any large trees on the property must remain, unless there is a documented disease or other natural event that requires the removal of the tree
- Staff considers the use of the lot as described would be an improvement over the City maintaining a vacant lot.

### Neighborhood and Economic Development Committee

- The Committee unanimously recommended to Council the acceptance of the application by Ms. Cinnamon Anderson and enter into a purchase agreement with Ms. Anderson to acquire the City-owned vacant parcel located at 3590 Hildana Road (PPN: 735-21-148).

### Next Steps

- If the Finance Committee recommends approval of the application to Council, it will then go before City Council for approval. The City would then enter into an agreement with the Applicant that will include the conditions and the buyer's responsibilities.
- Ms. Anderson will have to seek Planning Commission (CPC) approval to consolidate the parcel on which her home is located and the side yard.

### **Recommendation**

Staff requests that the Finance Committee recommend to Council the acceptance of the application by Ms. Cinnamon Anderson and enter into a purchase agreement with Ms. Anderson to acquire the City owned vacant parcel located at 3590 Hildana Road (PPN: 735-21-148) for \$1.00 so that she can utilize it as an expanded side yard for her property.