

Mr. Robert G. Deitrich,
Building Inspection Engineer

(continued)

"A requirement of city zoning ordinance that there be front yards of not less than 25 feet from street property line to front line of building in residential district could not be avoided by city building inspector's unreasonable and unnatural construction of provision in ordinance for side yard of not less than 5 feet on each side of building in such district as permitting lot owners to face building toward alley on one side of lot and consider space between building and street as side yard instead of front yard."

In In Re: McInerney, supra, the Court said:

"Lots usually front breadthwise, and not lengthwise, on a street. But a lot may be built upon, used, and occupied with reference to a street on which it lies lengthwise, and in such case, for the payment of an improvement on the street, should be assessed for its full length where the mode of apportionment adopted is by the front foot." * * *
See also Haviland v. City of Columbus, 50 Ohio State Report 471, 34 N.E. 679, 680. * * *

In the case of Dinnick v. Toronto, supra, the Court said:

"The power given to limit the distance of building from the line of the street in front of the proposed buildings - the street is in front of the building, indeed, but that does not necessarily imply that the part of the building which is in common parlance called 'the front' should face or look toward the street. * * *
Any side or face of a building is a front, although the word is more commonly used to denote the entrance side."

From a review of the Princeton case and the cases referred to in the aforesaid footnote, and the Zoning Ordinance, we can find nothing therein that compels a finding that the actual or physical front of a building - the entrance - must face the street which the lot on which the building is erected faces. Also, it is our opinion that the words "front line of the building" used in Section 48(m) do not mean that the front line of a building must be the physical front of the building. The front line of the building can be said to be that side of the building that faces the street that the lot faces, and not necessarily the side of the building at which the front entrance is located.