

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner

Meeting: November 7, 2023

Subject: Mulhair Variance – Driveway – 1002 Christine Avenue

Person(s) Responsible: Ryan Miller, City Planner

Summary:

Chris Mulhair has submitted a variance request to expand a driveway at 1002 Christine Avenue within the required front yard setback area. The request is for an 8-foot driveway expansion, for a total of 28-feet in width, within the minimum front yard setback area. The width of a driveway may be up to 24-feet in width, and an expansion of the driveway width may only occur in the area between the driveway and the side lot line facing the outer wall of an attached garage.

Item Details:

1002 Christine Avenue is located at the corner of Christine Avenue and 10th Street South. The property includes a single-family home with an attached garage and existing 20-foot driveway. The garage is located on the side of the home closest to the street intersection. This requires any expansion of the driveway beyond the width of the existing garage to seek a variance due to the expansion being located within the secondary front yard of 10th Street South.

The applicant is asking to widen the driveway by 8-feet within the 10th Street front yard area. The request would require two variances. The first variance would be to allow front yard parking within the 10th Street South front yard area. The second would be to allow for a driveway width of greater than 24-feet.

An expansion of the driveway beyond 24-feet would be permitted as long as the expansion occurred in the area between the driveway and the side lot line facing the outer wall of an attached garage. Had the garage been located on the opposite side of the home, a similar but reversed expansion of the driveway would be permitted with no variance necessary.

Previous variance requests have been both approved and denied by the Board of Adjustment. In 2020, a variance for a similar expansion was approved at 1637 Cardinal Drive. In 2021, a similar variance request was denied for a project at 1927 Tanbury Lane. The approved variance at 1637 Cardinal Drive approved the expansion of a 20-foot driveway in the side yard nearest the street intersection with the max width approved at 38-feet. The motion for this variance included language prohibiting

a future driveway from the side street (Hunters Ridge Road). The variance required two motions, one for front yard parking and one for driveway width.

Options and Recommendation:

The Board of Adjustment has the following options:

1. Approve as presented
2. Amend
3. Deny
4. Table until a future meeting

Staff recommends denial of the variance request.

Supporting Documentation:

Hearing Notice

Location Map

Variance Application

Project Description

Site Plan

Site Photos