

Board of Adjustment Agenda Memo

From: Ryan Miller, City Planner
Meeting: August 6, 2024
Subject: Traffic Variance – Driveway – 1828 E Briarwood Circle
Person(s) Responsible: Ryan Miller, City Planner

Summary:

Nathan Traffic of NT Homes LLC has made a request for a variance on Lot 11 in Block 3 of Arbor Hill Addition, also known as 1828 E Briarwood Circle. The request is for a 44-foot-wide driveway. The maximum width of a driveway is 36-feet.

Item Details:

NT Homes LLC constructed the home at 1828 E Briarwood Circle. The home was built as a spec and sold to a buyer who then requested the widening of the driveway. The contractor was unaware of the maximum driveway width and has completed the driveway addition.

1828 E Briarwood Circle is a single-family home located on a lot near the intersection of Grand Arbor Circle and Briarwood Circle. The built garage width is 32-feet and the additional driveway added per the buyers request is 12-feet poured up to the side property line to the west. The driveway width at the sidewalk is 44-feet. The width flares back from the sidewalk to a total width of 32 feet at the curb.

The closest comparable examples for the request include 217 Hickory Street, 1816 Pinehurst Drive and 1905 Half Moon Road. 217 Hickory Street was approved for a maximum width of 50-feet on a 102-foot wide lot in the Joint Jurisdiction Area with screening requirements. 1816 Pinehurst Drive was approved for a 46-foot-wide driveway on a 119-foot wide lot with a six-foot fence required for screening. 1905 Half Moon Road was approved for a 48-foot-wide driveway on a double lot with a total street frontage of 142 feet.

1828 E Briarwood Circle has a lot width of 85-feet. With the driveway constructed up to the property line, no additional room remains for potential screening. Screening to the south may be an option and would be recommended if the variance is approved in order to mitigate light pollution to neighbors to the south. Due to the lot being significantly narrower and the lack of screening options, staff recommends denial.

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.

Supporting Documentation:

Hearing Notice

Location Map

Variance Application

Site Plan