



Legislation Details (With Text)

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Title:	Mertz Variance Request - 1637 Cardinal Drive - Location and width of driveway and parking area				
Sponsors:					
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Attachments:	1. Notice, 2. Application, 3. Site Plan, 4. Aerial Map				

Date	Ver.	Action By	Action	Result
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Mertz Variance Request - 1637 Cardinal Drive - Location and width of driveway and parking area

Summary:

The first variance request is to establish a parking area in the front yard. The second request is for a 38 foot driveway width. The ordinance prohibits parking in the front yard and allows for a maximum driveway width of 36 feet.

Background:

The residential property is located at the corner of Cardinal Drive and Hunters Ridge Road. The house is positioned with adequate room on the south side to expand the driveway and add a parking pad; however, the improvements would be in the secondary front yard. The ordinance prohibits parking in the front yard. The ordinance would allow the owner to construct a 24' x 24' parking pad as shown on the attached aerial map.

Variance Criteria:

1. Due to special conditions, a literal enforcement of the provisions of this ordinance will result in unnecessary hardship, and the variance shall not violate the spirit of the ordinance and substantial justice may be achieved as a result of the variance.

The applicant could construct an additional driveway and parking area along Hunters Ridge Drive. In this case, the aesthetic impact and functionality will be better in the proposed location.

2. Unique circumstances apply to the property which do not apply to other properties in the same vicinity or district.

There are many corner lots in the City.

3. The variance is necessary for the preservation of a property right that is substantially the same as that possessed by other owners of other property in the same district.

While the variance is not necessary for the preservation of a property right, the proposed driveway and parking location are reasonable.

4. The variance requested is the minimum variance which would alleviate the hardship.
The variance request seems reasonable.

5. Reasonable use of the property is not permitted under the terms of this chapter.
There is reasonable use of the property.

Staff Recommendation:

Staff recommend approval of the variance request.

Attachments:

Notice

Application

Site Plan

Aerial Map