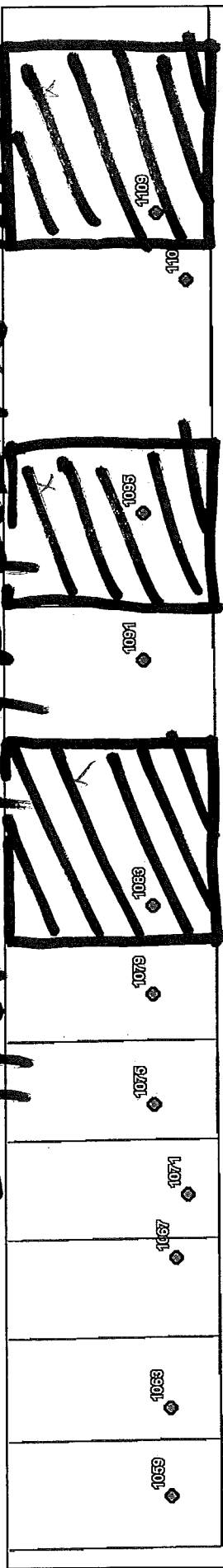
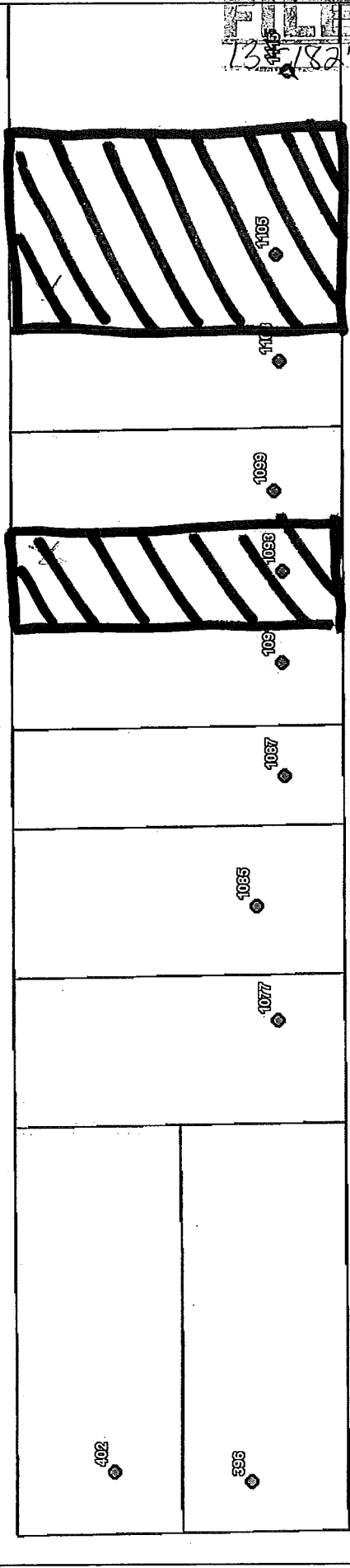
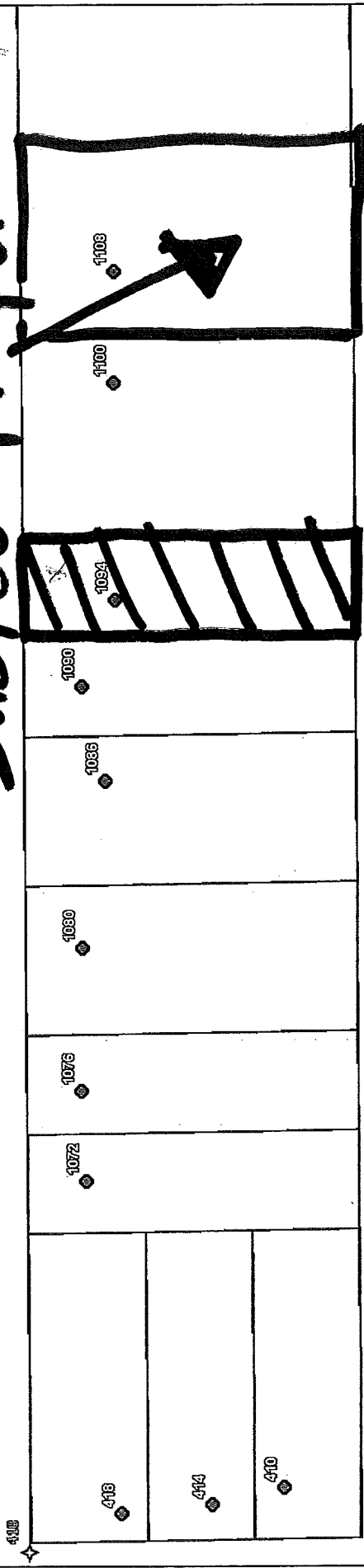


Supporting property



subject property



FILE
13-201598

FILE
13-182715

GUIDELINES FOR VARIANCE REQUESTS TO ALLOW PARKING WITHIN A REQUIRED YARD FOR ONE- AND TWO-FAMILY DWELLINGS

Staff will recommend denial of variance requests to allow the continuation of parking within a required yard unless the following conditions are met:

1. If the parking is already there, the parking space has been in existence and used continuously for the past ten (10) years.
2. The applicant can demonstrate hardship in that there is no feasible alternative location for the parking space. For the purpose of this condition hardship shall include: a disability by a resident of the property that qualifies for a State Handicap Parking Permit, topography that makes rear yard parking impossible, the lack of alley access to the property, or insufficient lot size to provide off-street parking in a non-required yard.
3. The applicant submits a petition signed by 2/3 of the property owners within 100 feet of the property along either side of the subject property and from property across the street stating that they have no objection to the parking.
4. The parking space is paved or the applicant agrees to pave the space within 120 days.

Approved by the Board of Zoning Appeals February 6, 2012