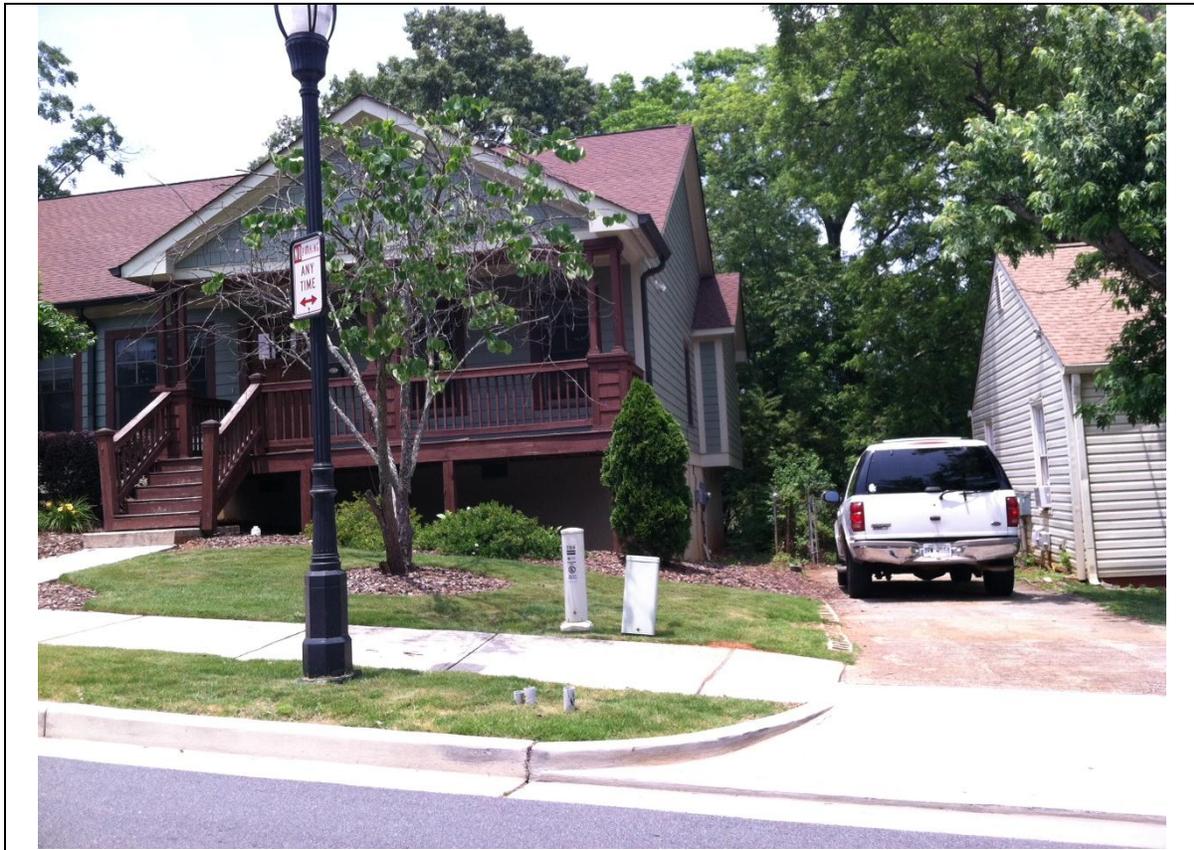


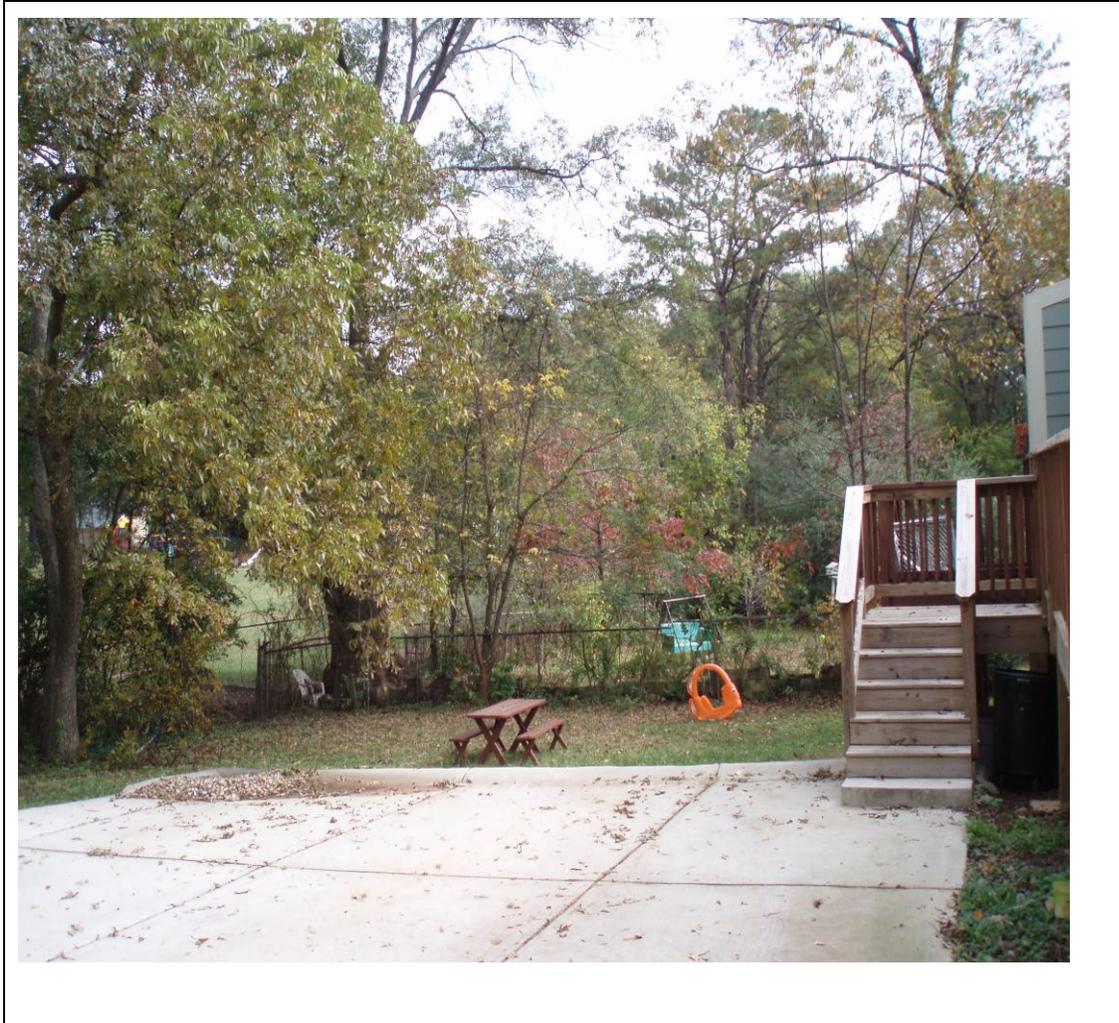
Criteria:

1. Exceptional or extraordinary circumstances or conditions *are/are not* applicable to the development of the site that do not apply generally to sites in the same zoning district.
2. Granting the application *is/is not* necessary for the preservation and enjoyment of a substantial property right of the applicant, and to prevent unreasonable property loss or unnecessary hardship.
3. Granting the application *will/will not* be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

PICTURES



Front view of 764 Frasier Circle. Note tree, light pole and utility meters.
To the east is 756 Frasier Circle.



Back view of 764 Frasier Circle and attached townhouse unit. Neighboring attached unit has parking area. Subject property is the grassy back yard.

Recommended Action:

Approval. Mr. Sean Rasmus, representing Ms. Stephanie Blair, is requesting a variance to install a 18 ft. by 18 ft. parking pad in front of the residential dwelling unit at 764 Frasier Circle. The subject property is zoned RA-6 (Residential Attached – 6 units per acre), and is part of a neighborhood that was once a residential duplex community, but that has been renovated and converted to a townhouse community known as the Village at Frasier Park.

Deerfield Development was the original developer of the Village at Frasier Park, and they purchased and redeveloped the duplex housing properties one property at a time. The redevelopment initiative of Frasier Circle transformed the neighborhood, there were some properties that were never acquired. The property to the east of the subject property is one that was not able to be acquired by the developers. Originally, the developer's plans were to acquire this neighboring property and to construct a shared driveway with parking pads in the rear of both properties. This driveway design is displayed throughout the renovated townhouse units on Frasier Circle.

Currently, Frasier Circle is approximately 20 feet wide, and is a one-way local street where on-street parking is prohibited. Prior to the redevelopment of the majority of Frasier Circle, some lots had parking pads in the front yard, but many residents had to park in the street along the curb. This on-street parking created access problems, both for the residents and for emergency vehicles. The properties that were redeveloped by Deerfield Development had new driveways installed that led to the rear lot areas, with parking pads to the side or rear of the property. These improvements eliminated the need for parking pads in the front yards of those lots.

According to the City Zoning Code 716.08.C.4, Surface parking standards, parking spaces with dimensions less than 9 ft. wide and 20 ft deep are prohibited. The applicant's request is to be allowed to install a 18 ft. X 18 ft. parking pad to create parking in front of the subject property unit. As shown in the photo of the front yard, there are a few obstructions in the area of the proposed parking pad, such as a tree, a light pole, and utility meters. These items may prove to be obstacles, and the tree would have to be removed, if the requested parking pad is installed. Another concern that was mentioned by the Public Works Department is that a vehicle parked in the space may encroach or overhang onto the sidewalk, therefore obstructing the public use of the sidewalk.

Unfortunately, given the physical limitations of the property, and the applicant's inability to work out a better solution with the neighboring property owners, the only option is to be able to utilize the requested parking pad. Given these options, ***Staff recommends approval of this application request, with the following stipulations:***

1. ***No vehicle parked on the parking pad shall be allowed to overhang onto the sidewalk.***
2. ***If the existing tree is removed, a 3 inch caliper tree must be planted in the front yard to replace the tree.***