

**METRO PLANNING AND DESIGN
GENERAL WAIVER APPLICATION: DRIVEWAY
2225 Sycamore Ave, Clifton 40206[]**

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DESIGN SERVICES

JUSTIFICATION

1. Will the waiver adversely affect adjacent property owners?

Not at all. Our driveway (concrete, 25' long by 10' wide within a 25'4" by 10' available space) will be next to our next door neighbor's similar parking arrangement. Theirs accommodates three cars while ours will be smaller for just one car (we've had only one car for the last 17 years) Additionally, there is clear precedence for this type of parking arrangement making it in keeping with surrounding designs; there are at least 11 similar driveways in the neighborhood. We plan an offset from the western property line in order to install plantings between driveway and next door neighbors and to beautify this improvement to the property.

2. Will the waiver violate the Comprehensive Plan?

There is no part of the waiver that will violate the Comprehensive Plan.

3. Is extent of waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes. This small driveway, located as it will be close to and level with the house, is necessary to accommodate my wife's physical condition which makes it difficult for her to walk very far or up and down (I'm sure we could attain physician verification if this is necessary). We need to make improvements to the property in order to be able to occupy the house and grounds. It is being rented at the moment while we make necessary accommodations.

4. Has the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

Yes. The existing parking area that is now in use--a make shift graveled area at the northernmost end of property--would necessitate walking up a steep 100 ft hill and 13 big steps to enter the back door of the house! This is an unworkable arrangement. Additionally, this gravel area's isolation from the house and other houses invites vandalism and theft, which have already occurred this year with a car parked there (\$2300 worth of damages). There is no street parking near the front of the house.