

Parking Waiver Justification:

In order to justify approval of any parking waiver, the Planning Commission considers the following criteria. Please answer **all** of the following items. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

For all Parking Waivers:

1. The Parking Waiver is in compliance with the Comprehensive Plan.

Yes, and especially the "CHASE" principles. Although this Parking Waiver seeks to introduce a backyard parking pad, the owner seeks to protect the historical authenticity of the 1st St. view of the Parcel. Residents will still be able to enjoy the large south sideyard, the front yard, and the front porch

2. The applicant made a good faith effort to provide as many parking spaces as possible on the site, on other property under the same ownership, or through joint use provisions.

Yes, the current residents enjoy the benefit of street parking on 1st St. However, having a parking pad will reduce congestion at 1st. and Oak, which already experiences excessive congestion because of the 65 highway entrance that is just east of the intersection.

For Waivers to reduce the minimum number of required parking spaces; OR use on-street parking spaces that are not directly adjacent to or abutting the development site; OR use parking spaces located in a public parking lot:

1. The requested waiver is the smallest possible reduction of parking spaces that would accommodate the proposed use.

This parking waiver seeks permission to provide more parking spaces than allowed.

2. Adjacent or nearby properties will not be adversely affected.

This parking waiver seeks permission to provide more parking spaces than allowed.

3. The requirements found in Table 9.1.2 do not accurately depict the parking needs of the proposed use and the requested reduction will accommodate the parking demand to be generated by the proposed use.

This parking waiver seeks permission to provide more parking spaces than allowed.

4. There is a surplus of on-street or public spaces in the area that can accommodate the generated parking demand.

This parking waiver seeks permission to provide more parking spaces than allowed.

Waivers to provide more parking spaces than the maximum allowed:

1. The requirements found in Table 9.1.2 do not allow the provision of the number of parking spaces needed to accommodate the parking needs.

Yes, the lot is ~16,200 sq. ft. Although table 9.1.2 allows for "1 space for each dwelling unit," and there is currently no parking permitted on the parcel. Owner has received citations for parking on the parcel. Although construction of a parking lot may already be permitted, I respectfully seek express approval from the City.

2. The requested increase is the minimum needed to do so.

Yes, there are 8 dwelling units in the home. When each unit is occupied by a single resident that owns a single car, there should be a minimum of 8 spaces available for the residents. Owner seeks express approval for a parking lot with 8 spaces. There is a group of friends leasing the home for >1 years with no off-street parking.