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PLANNING &
DESIGN SERVICES

WETTIG PROPERTIES, LLC

16 CUP 1025

WAIVER JUSTIFICATION

The proposed waivers will not adversely affect adjacent property owners because the proposal will maintain the subject property's current use as a parking area and improve upon the subject property's appearance and safety. The proposal will not expand existing encroachments into the landscape buffer areas, and will add landscaping where necessary and practical along the property's Preston Street and Lynn Street frontages. The proposal would bring the subject property into compliance with the Land Development Code while maximizing off-street parking available on the subject property. The applicant proposes to pave and stripe the existing gravel parking pad to bring it in compliance with the LDC. The proposal would create 14 off-street parking spaces and a new curb cut and access point along Lynn Street. Along Preston Street, the proposal would remove the existing non-conforming access point, restore the verge at the current access point, and create two on-street parking spaces.

The proposed waivers will not violate the Comprehensive Plan. The proposed parking use matches the current use and is consistent with the subject property's current R-5 zoning. The proposed variance will allow the applicant to improve the appearance and safety of the subject property by paving and striping the existing gravel parking pad, adding a new conforming access point along Lynn Street, and restoring the verge along Preston Street, all of which is consistent with the Comprehensive Plan.

The extent of the proposed waivers of the regulations is the minimum necessary to afford relief to the applicant. The waivers are necessary to allow the applicant to bring the existing parking area more into compliance with the LDC, while providing a meaningful amount of off-street parking.

The strict application of the provisions of the regulations would deprive the applicant of the reasonable use of the land and would create an unnecessary hardship on the applicant. The size of the subject property limits the possible configurations of conforming parking spaces on the site. Strict application of the regulations would force the applicant to reconfigure the proposed parking lot and significantly reduce the number of parking spaces. The proposed waivers will permit the applicant to bring the existing parking area into compliance with the LDC by paving and striping the lot, and adding a conforming access point along Lynn Street.