

WAIVER JUSTIFICATION

Matt Linville

530 Atwood St.

The proposed waiver of the interior landscape area requirements along the southern edge of the property near the alley will not adversely affect the adjacent property owners. There are currently other off-street parking spaces along the alley and the waiver will permit the applicant to maximize the number of off-street parking spaces it can provide, which is necessary because there are currently on-street parking issues in the neighborhood.

The proposed waiver will not violate the Comprehensive Plan. The waiver will permit the applicant to maximize the number of off-street parking spaces it can provide which is necessary due to the on-street parking issues in the neighborhood. The proposed off-street parking is consistent with existing off-street parking along the rear alley and will not have adverse visual impacts from Atwood Street or Bradley Avenue.

The extent of the proposed waiver is the minimum necessary to afford relief to the applicant. The proposed waiver will allow the applicant to fully utilize this property, which is already being utilized as a residential space in one of the city's fastest growing and redeveloping neighborhoods, and to offer the maximum amount of off-street parking.

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land and would create an unnecessary hardship on the applicant as the interior landscape area requirements would require the applicant to eliminate parking spaces that could otherwise help alleviate the on-street parking issues in the area.

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JUN 29 2021

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