

**SUPPLEMENTAL INFORMATION SHEET ADDENDUM  
LAND DEVELOPMENT CODE WAIVER SUBMITTAL REQUIREMENTS**

**1104 Central Avenue  
Taylor & Central, LLC, Owner and Applicant**

**Request for Waiver of Land Development Code ("LDC") §10.2.4.A**

**Request:** To waive the encroachment of the proposed pavement, striping and related improvements of an existing gravel lot into a portion of the 15-foot landscape buffer area ("LBA") adjacent to the RAH, INVESTMENTS LLC property line at 1106 Central Avenue (the "RAH Site") and the 10-foot LBA adjacent to the John C. Hibbs property line at 1115 Larchmont Avenue (the "Hibbs Site").

**1. The requested waiver will not adversely affect adjacent property owners.**

The gravel parking area has existed for many years on the subject property and is overgrown with weeds, making it unsightly and an eyesore for the adjacent property owners. The gravel lot is separated from the adjacent property to the west by a chain link fence which is approximately six feet in height. The adjacent properties across the alleyway to the east-southeast are utilized as commercial retail, with the adjacent property to the west used as single family residential, and the adjacent properties to the south-southwest used as office residential and single family residential. The waiver will not impact the amount of landscaping to be planted and maintained in the 15-foot LBA adjacent to the RAH site where currently only a chain link fence separates the RAH site from the existing gravel parking area and the 10-foot LBA adjacent to the Hibbs Site. In addition to the installation of the landscaping and screening required under the LDC, the latter of which is to be addressed through the removal of the existing chain link fencing and the installation of a wooden privacy fence, the applicant is proposing to pave and stripe the existing gravel lot. Thus, the requested waiver will not adversely affect the RAH site, the Hibbs Site, nor any other adjacent property owners and will result in the beautification of the existing gravel parking area from its current state.

**2. The requested waiver will not violate the Comprehensive Plan.**

The proposed waiver will not violate the Comprehensive Plan. Specific Goals, Objectives, Guidelines and Policies of the Comprehensive Plan which support this statement are detailed below.

**Compatibility Guideline 3.** The proposal conforms to Compatibility Guideline 3 and Policies 3.6 and 3.24. The waiver is necessary to allow for additional off-street parking for the associated retail use located at 3100 Taylor Boulevard (the "Taylor Parcel"), which property is currently legally nonconforming with respect to parking. There is currently insufficient parking provided for the Taylor Parcel and

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such lack of parking is causing congestion on the streets surrounding the adjacent properties, including both Central Avenue and Taylor Boulevard. The resurfacing and striping of this existing gravel parking area and the installation of related improvements will allow these spaces to qualify as a permissible off-street parking area for the Taylor Parcel under Chapter 4.2.3.9 of the LDC and will thereby materially relieve congestion and mitigate adverse traffic impacts on the surrounding streets. In addition, the parking area is located behind the Taylor Parcel and will utilize the existing alleyway between the Taylor Parcel and the subject property to provide access to this parking area from Central Avenue which configuration is encouraged for properties located within the Traditional Neighborhood Form Districted under Policy 3.24.

**Landscape Character Guideline 13.** The proposed waiver conforms to Landscape Character Guideline 13 and all Policies adopted thereunder, including Policies 13.2 and 13.6. Landscaping will be native species as required by the Land Development Code. Policy 13.6 recommends screening and buffering to mitigate adjacent incompatible uses. Because the use of the RAH Site and the Hibbs Site is residential in nature, the proposed landscaping will be sufficient to meet the buffering and screening goals of the Comprehensive Plan and provide adequate buffering to protect the RAH Site and the Hibbs Site from the proposed use on this site.

**3. The extent of the waiver is the minimum necessary to afford relief to the Applicant.**

The requested waiver is the minimum necessary to afford relief to the Applicant because this waiver request, if granted, will only permit the installation of paving, striping and related improvements over an existing gravel parking area.

**4. The Applicant has (a) incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect), or (b) the strict application of the provisions of the regulation would deprive the Applicant of the reasonable use of the land or would create an unnecessary hardship on the Applicant.**

The strict application of the provisions of the regulation would create an unnecessary hardship on the Applicant because it would prevent the installation and use of additional parking spaces so as to place the adjacent Taylor Parcel in compliance with the provisions of the LDC with respect to parking, would continue the unsightly appearance of the subject property and would perpetuate the congestion and adverse traffic impacts on surrounding streets resulting from the lack of available off-street parking for the Taylor Parcel.

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