

STAFF REPORT

Community Development Department

2021-08Z: Variation

Council Chambers, 7:30 PM, January 5, 2022

To: Brian O'Donnell, Chairman, Zoning Board of Appeals
 From: Brian J. Augustine, Zoning Administrator
 Re: 4147 Main Street – Parking

General Information	
<i>Location</i>	4147 Main Street
<i>Request</i>	Variation in order to open a hair salon.
<i>Zoning Requirement</i>	Provide two additional off-street parking spaces.
<i>Petitioner</i>	Main Keeler LLC
<i>Existing Zoning & Land Use</i>	B1 Service Commercial – Vacant store
	North R2 Single-Family – Detached residence
	South R2 Single-Family – Detached residence
	East B1 Service Commercial – Office and stores
	West B1 Service Commercial – Office and stores
<i>Assigned to</i>	Vijay Gupta

SITE INFORMATION

- Vacant storefront built prior to 1964.

PETITIONER'S SUBMITTAL

The petitioner is requesting a variation in order to open a hair salon resulting in a parking deficit of two spaces, the amount by which the requirements for the new use exceed the previous use.

APPEARANCE COMMISSION

The petitioner's request is not required to be reviewed by the Appearance Commission.

STAFF ANALYSIS

Staff Comment and Review sheets were sent to all pertinent departments. The Community Development Department and Traffic Engineering Divisions were the only department/divisions to comment.

Traffic Engineering Division

Traffic Engineering feels that the applicant can schedule employees and customers so that two people can park on site and one can park on the side street north of the east west alley.

Community Development Department

The Community Development Department has no objections to the petitioner's request. The increased parking requirement is minimal and the applicant should be able to schedule employees and clients to minimize increased traffic.

STAFF RECOMMENDATION

Based on the proposed Findings of Fact, Staff recommends that the petitioner's request to operate a hair salon at 4147 Main Street be granted.

ATTACHMENTS

1. Proposed Findings of Fact

Proposed Findings of Fact

2021-08Z: Variation

Community Development Department

Council Chambers, 7:30 PM, January 5, 2022

1	<i>Consideration</i>	Limitation on the use of the property due to physical, topographical, and geologic features.
	<i>Finding</i>	There are limitations on the property due to physical, topographical or geologic features.
2	<i>Consideration</i>	The applicant can demonstrate that without a variance there can be no reasonable use of the property.
	<i>Finding</i>	Staff feels the applicant can most likely can have a reasonable use of the property without a variation.
3	<i>Consideration</i>	The granting of the variance is not based solely on economic reasons.
	<i>Finding</i>	The variance request appears to be based on the desire to open a business at this location.
4	<i>Consideration</i>	The necessity for the variance was not created by the property owner.
	<i>Finding</i>	Staff feels the necessity for the variance is clearly not being created by the owner.
5	<i>Consideration</i>	The variance requested is the minimum variance necessary to allow reasonable use of the property.
	<i>Finding</i>	Staff feels the variance requested is the minimum necessary to allow for reasonable use of the property.
6	<i>Consideration</i>	The granting of the variance will not be injurious to the public health, safety, or welfare.
	<i>Finding</i>	Staff feels the granting of the variance should not be injurious to public health, safety or welfare.
7	<i>Consideration</i>	The property subject to the variance request possesses one or more unique characteristics generally not applicable to similarly situated properties
	<i>Finding</i>	The building was constructed prior to 1964 and is short of parking spaces to begin with.