

13. Bahar Malekzadeh and Curran Convy

19332 Frazier Dr

Variance: To construct an accessory parking pad with a width of twenty-seven (27) feet vs accessory parking spaces shall be no wider than eight (8) feet. Per Section: 1153.15 (l)(4)B.

Variance: To construct an accessory parking pad creating a second curb cut vs only one curb cut shall be permitted when the lot width is less than ninety (90) feet, and the front setback is less than fifty (50) feet. Per Section 1153.15 (l)(4)D. 1. and 2.

Variance: To construct an accessory parking pad with a side setback of one (1) foot vs parking areas, including driveways, for single family detached and two family dwellings shall be located not less than three (3) feet from adjoining property lines. Per Section: 1153.15 (l)(4)A.

Variance: To construct an accessory parking pad in the rear yard, separate from the driveway vs accessory off-street parking spaces located in the front yard shall adjoin the driveway between the driveway and the nearest side lot line, provided parking spaces shall not be located directly in front of the dwelling. Per Section: 1153.15 (l)(4).

1153.15 ACCESSORY USES AND STRUCTURES.

(l) Additional Regulations for Vehicles.

(1) The repainting, rebuilding, overhauling, or dismantling of a vehicle or the storage of tires, motor, body or other parts in an open yard is prohibited on a residential lot.

(2) The overnight parking or the outdoor storage of commercial motor vehicles and commercial trailers is prohibited.

(3) The parking or storing of vehicles shall not be permitted in the established lawn areas of residential lots.

(4) Accessory off-street parking spaces located in the front yard shall adjoin the driveway between the driveway and the nearest side lot line, provided parking spaces shall not be located directly in front of the dwelling.

A. Parking areas, including driveways, for single family detached and two family dwellings shall be located not less than three (3) feet from adjoining property lines as provided in Section 1111.09(c)

B. An accessory parking space meeting the standards above shall be no wider than eight (8) feet and no longer than eighteen (18) feet long with a return to the driveway within thirty (30) feet measured from the front of the garage. Accessory parking spaces are prohibited in cases of the setback being thirty five (35) feet or

less or where a three (3) car garage is proposed or exists. Refer to drawing 1153.15(l)(4)D. for clarity.

C. Accessory parking spaces in R-1 & R-2 districts will be screened between the property line and parking spaces with evergreen plant material in a manner that so that within four (4) years the vehicle is completely obscured from view.

D. Driveways shall not be less than eight (8) feet or greater than twenty (20) feet in width in R-1 and R-2 Districts except where a three (3)-car garage exists or is proposed the driveway shall not exceed thirty (32) feet in width. Where the building setback is 35' or less a full width driveway is permitted in order to service two (2) and three (3) car garages. In R-1 and R-2 Districts, **only one curb cut shall be permitted for any lot, except that two curb cuts shall be permitted for any lot that meets all of the following conditions:**

1. The lot width is ninety (90) feet or wider; and,
2. The front setback for the lot is at least fifty (50) feet or greater; and,
3. The proposed turn-around driveway and associated durable edging shall be no greater than twelve (12) feet in total width and,
4. For corner lots, both curb cuts are to be located on the same street.

Variance: To construct an accessory parking pad with three parking spaces vs the total number of accessory parking spaces provided for any dwelling unit shall not exceed the spaces required by more than 50 percent (50%). Per Section: 1187.21(a).

1187.21 LOCATION OF REQUIRED PARKING SPACES.

In addition to specific requirements contained in each district regulation, the location of off-street parking facilities shall further be regulated according to the following provisions:

(a) Off-street parking spaces required for dwelling units shall be located on the same zoning lot as the dwelling unit served. The total number of accessory parking spaces provided for any dwelling unit shall not exceed the spaces required by more than fifty percent (50%) unless permitted by a variance granted by the Board of Zoning and Building Appeals.