

2772 Lancashire Road

Garage Demolition Request

We, as owner managers of the improvement at 2772 Lancashire Road, are requesting a variance approval to demolish the existing garage located at the rear of the site. The five car garage is the only means of parking on site, there are no additional open surface spaces. The building consists of five residential units and a small management office. We currently allocate one space per unit. Some of the tenants do not have cars and utilize bikes, walking, and/or public transportation for their means of transportation. We estimate that this accounts for approximately 40% of the existing units. Only two of our units utilize the garage and when asking others if they would be interested in an additional spot they often cite the difficult maneuverability to enter and exit the remaining garage spots which leads them to alternative transportation modes or parking places. We believe that the difficult maneuverability has an impact on the current underutilization of our provided parking.

If the variance is approved and we are able to remove the cumbersome garage we will be able provide six surface spaces. Our tenants will also have the added benefit of easier accessibility than what currently exists which we would expect to increase our parking efficiency. While we will only be netting one positive surface space it is our goal that we will be able to effectively utilize all six spaces as opposed to only a portion of the garage spaces (proposed parking is on site plan). Based on what we have seen from our neighbors it appears that the surface parking would meet the expected parking demand of our tenants and building. In the event that it is not enough our tenants would have to utilize city lots and permits or look into alternative forms of transportation such as biking, walking, and public transportation. The following answers to the typical considerations will assist in demonstrating the practical difficulty that exists.

The factors the BZA will consider in determining whether a practical difficulty exists are:

A. Whether special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same Zoning District; examples of such special conditions or circumstances are: exceptional irregularity, narrowness, shallowness or steepness of the lot, or adjacency to nonconforming and inharmonious uses, structures or conditions;

The subject property located at 2772 Lancashire Road. It is the only multi-family structure on the Southside of Lancashire road that still has a garage. A strict adherence to the zoning code requiring a covered parking structure creates a practical difficulty due to the limited and difficult access to enter and exit the existing garage. Additionally, there is a safety concern because of the frequent accidents involving residents' cars when trying to pull in or out of the garage.

All four of our multi-family neighbors to the West do not have a covered parking structure. Additionally, majority of the neighbors on the North side of the street also do not have covered parking structures. We feel that our garage is an inharmonious structure with surrounding properties. Razing the garage would beautify our property and also provide our residents with a safer off street parking solution.

The subject lot is only 50 feet wide and the access drive is only nine feet wide with an existing dramatic left turn to enter the rear of the site then another immediate right turn to enter into a designated garage spot. The narrowness of the drive and the difficulty of the turns to enter and exit the garage severely diminishes the safety of our property. A number of our residents have already informed us that they have struck the garage and rear stairs in their attempts to park. The garage partition trim and interior supports (indicated with an 'X' on provided schematic) further impede the turning abilities of the most modestly sized automobile. The existence of the garage impedes safe movement of vehicles in the parking lot and as a result has increased the onsite accident occurrence.

It is our contention that removing the garage will enable the residents to have better defined parking spaces with increased ease of entry and exit. Our property will also conform to neighboring apartment buildings that do not have garages. An anticipated benefit is that we will be able to net one additional open parking space bringing our total to six on-site spaces.

B. Whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance;

There is beneficial use of the property without the variance, however, in its existing state the garage is a safety hazard. Several tenants have voiced their support of the removal of the garage. There have been numerous instances where tenants have damaged their vehicles

maneuvering to park. The removal of the garage is a benefit to the subject property and the surrounding neighborhood. We will remove a hazardous situation for tenants and also create an additional parking space which will lighten the on street parking of the neighborhood.

C. Whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures;

It is our opinion that the variance is not substantial. All of the other multi-family properties on our street have received the same exception.

D. Whether the essential character of the neighborhood would be substantially altered or whether adjoining properties would suffer substantial detriment as a result of the variance;

The character of the neighborhood would not be substantially altered and the adjoining properties would not suffer any detriment as they already have the condition that we asking for.

E. Whether the variance would adversely affect the delivery of governmental services such as water, sewer, trash pickup;

Variance would not impact the delivery of any governmental services.

F. Whether the property owner purchased the property with knowledge of the zoning restrictions;

We did purchase the property with the knowledge of zoning restrictions. It is our hope that by removing the garage we can further beautify the property and increase the safety for our tenants.

G. Whether special conditions or circumstances exist as a result of actions of the owner;

There no special conditions or circumstances that exist as a result of the owners action. The previous owner had neglected garage maintenance and we feel that razing the garage would be a more suitable allocation of capital compared to renovating a structure which is difficult to utilize for its intended purpose.

H. Whether the property owner's predicament feasibly can be obviated through some method other than a variance;

The only way to alleviate the safety hazards associated with the garage access and to conform to surrounding properties is by way of a variance. Any improvements to the existing structure would not correct the access difficulty.

I. Whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance;

Yes, spirit and intent behind zoning would be observed as our property would conform with surrounding properties.

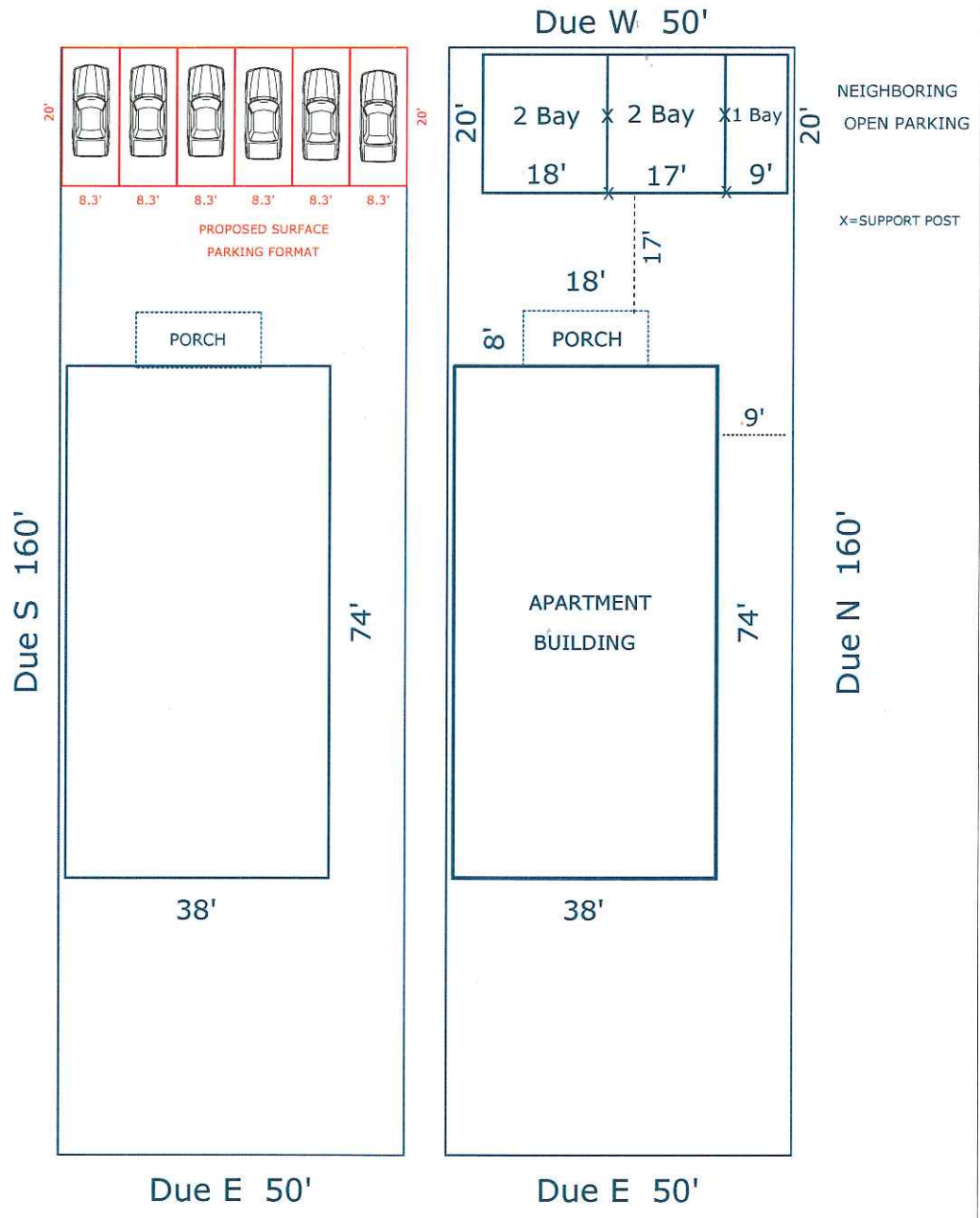
J. Whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures or buildings in the same district.

No special privilege will be conferred to the property owners by approving the variance. Similar requests have been previously granted to neighboring properties to the West of the subject property (2768, 2764, 2756, 2752 Lancashire Road). The granting of their variance requests have increased the accessibility and appeal of their apartments which is an outcome that we hope for.

BUILDING SKETCH

PROPOSED

EXISTING



NEIGHBORING
OPEN PARKING
X=SUPPORT POST

RECEIVED

JUN 30 2015

Scale: 1" = 20'