

BOARD OF ADJUSTMENT CASE NO. 2480 203 MAYFLOWER ST



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- MF-D
- Southeast corner of Mayflower St and Joliet Ave
- Swimming pool and pergola

EXISTING CONDITIONS — FRONT



EXISTING CONDITIONS — REAR



EXISTING CONDITIONS — SIDE (NORTH)



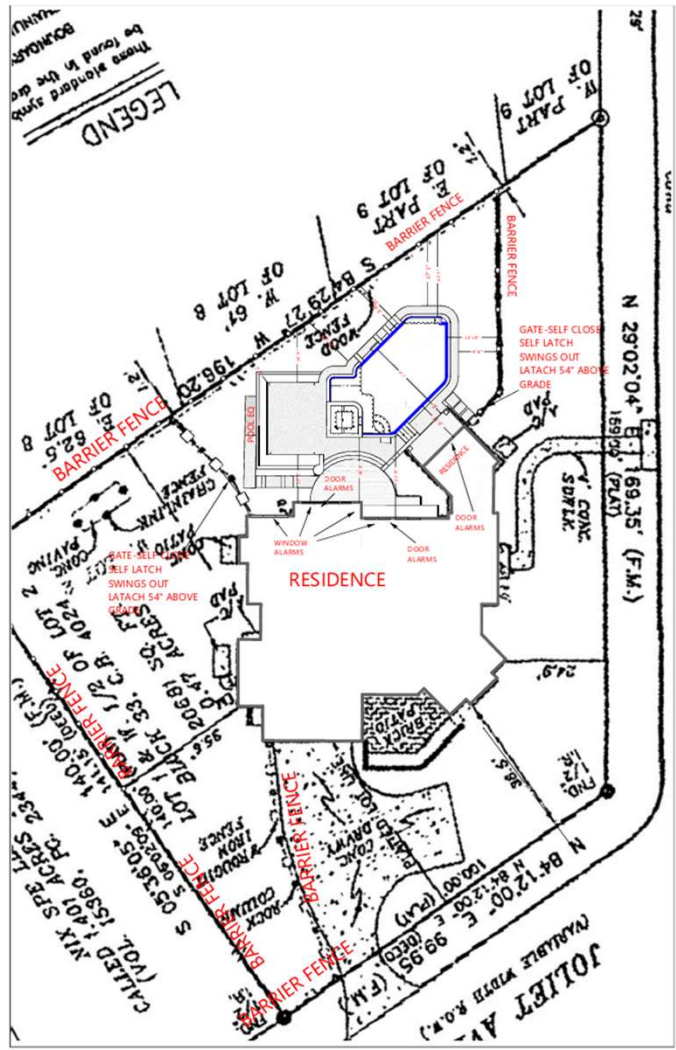
EXISTING CONDITIONS — SIDE (SOUTH)

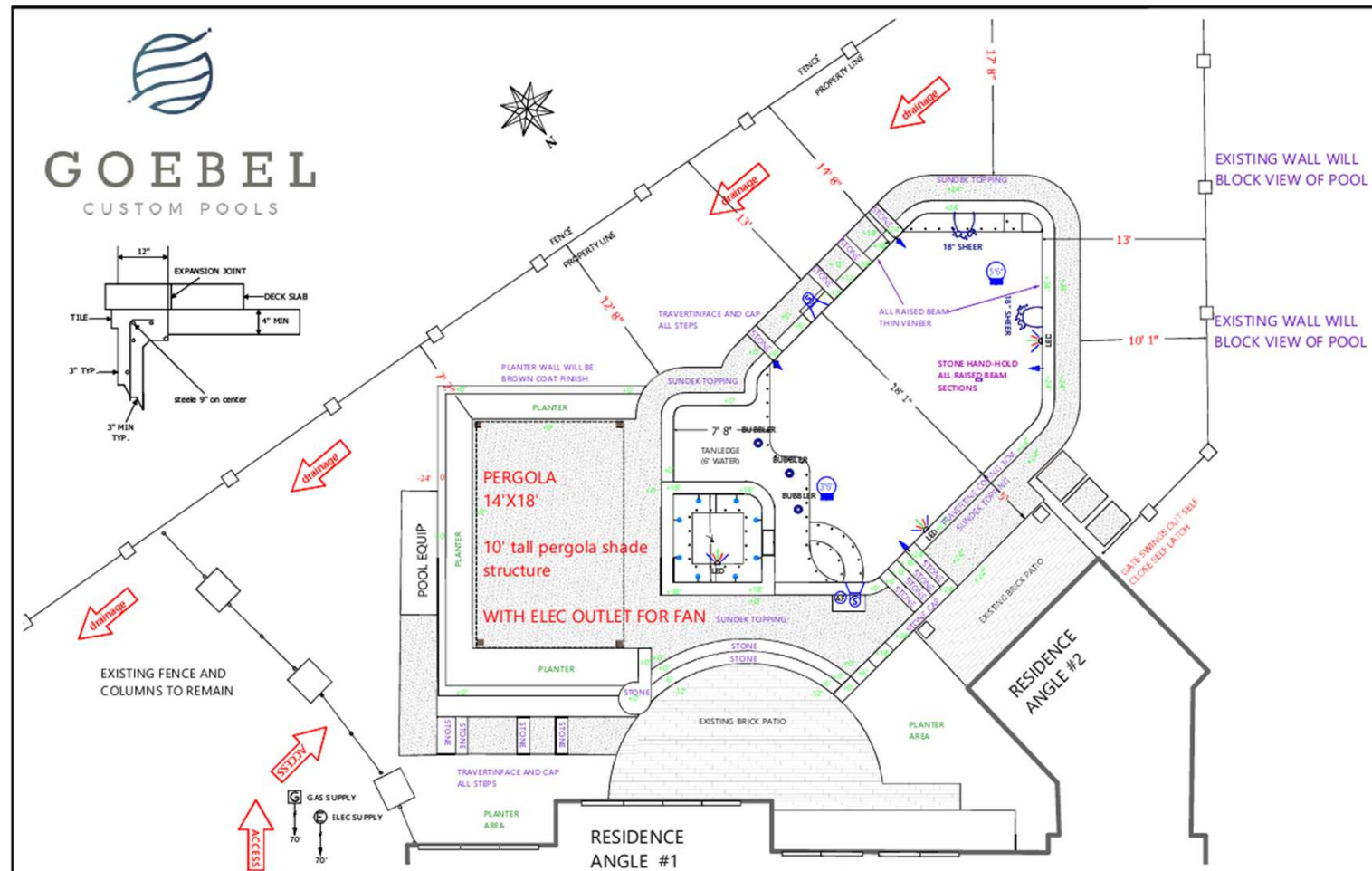


EXISTING CONDITIONS — SOUTH FAÇADE STREET VIEW



PROPOSED SITE LAYOUT

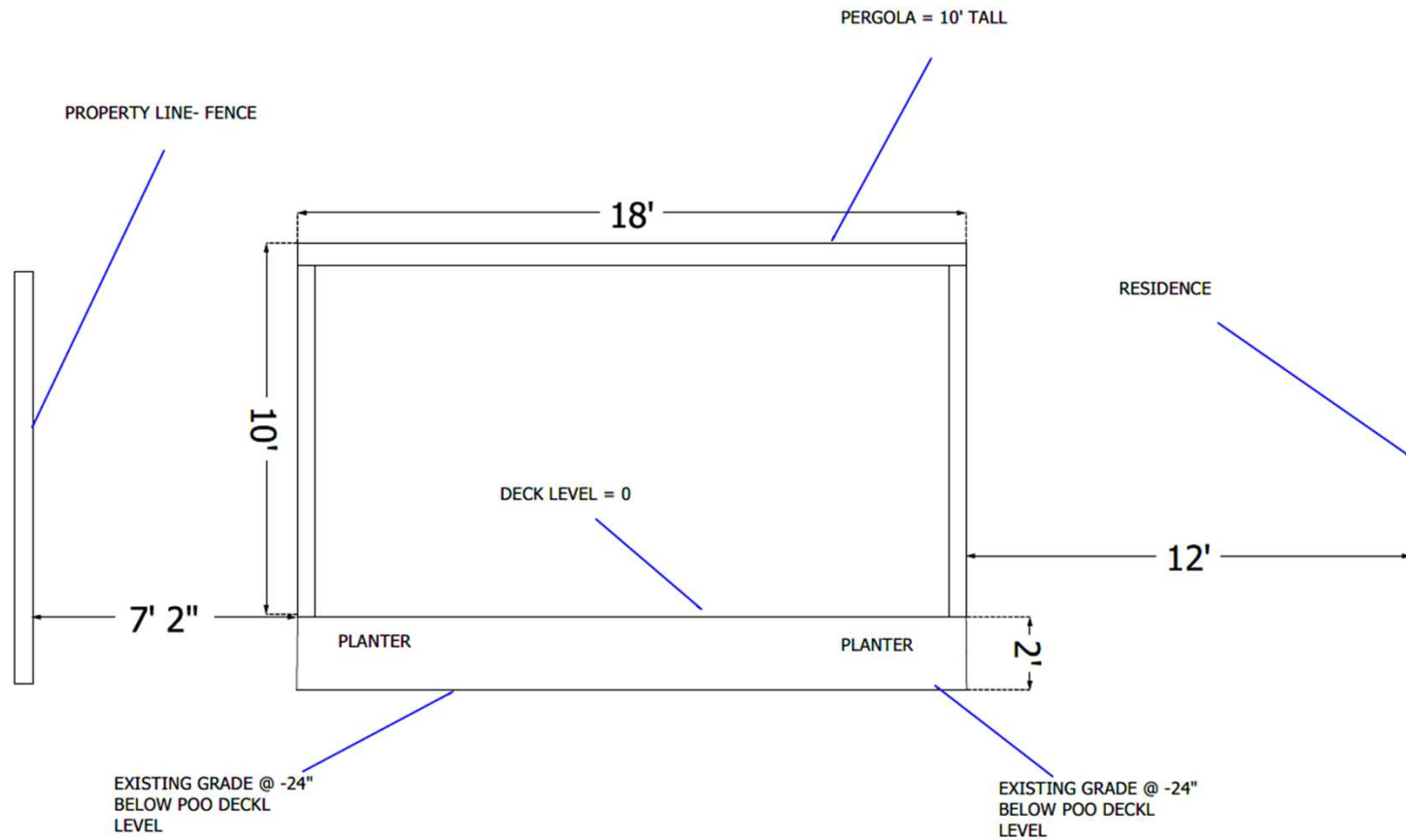
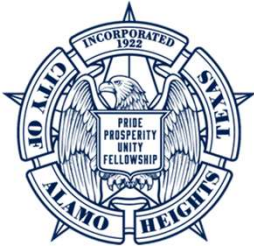




POOL RENDERINGS



PERGOLA CROSS SECTION



POLICY ANALYSIS

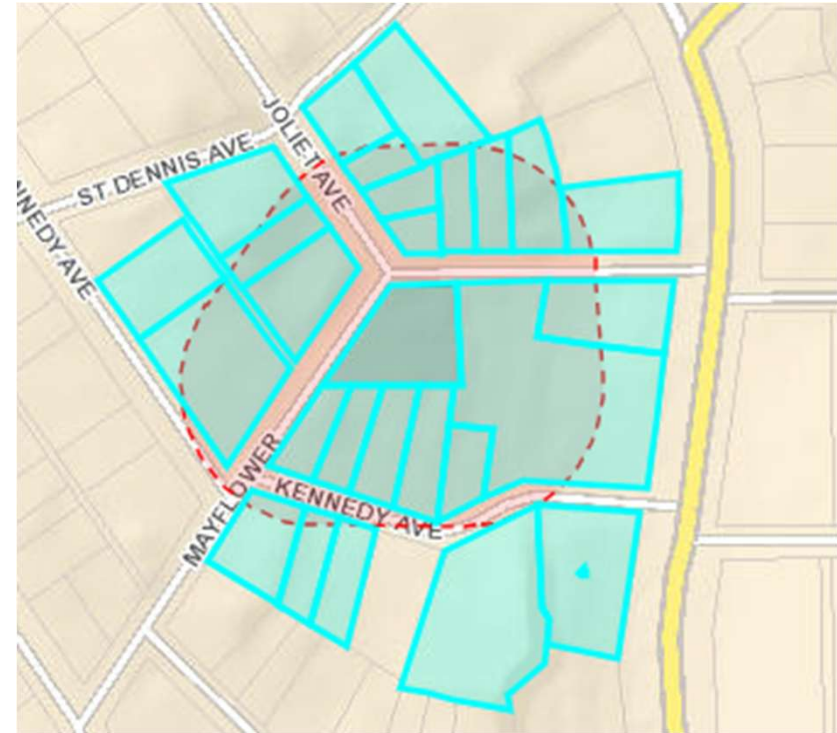


- **Hardships**
 - Staff identified the following hardships on the property:
 - Lot Shape: Building is located in the middle of an irregularly shaped lot
 - Lot Topography:
 - Lot slope is approximately 12.2%
 - Lot slope increases toward the east (rear) side of the property

PUBLIC NOTIFICATION



- Postcards - mailed to property owners within a 200-foot radius
- Notices posted - City website and on property
- Responses received within 200ft:
 - Support: (0) Opposed: (0)
 - Neutral: (0)



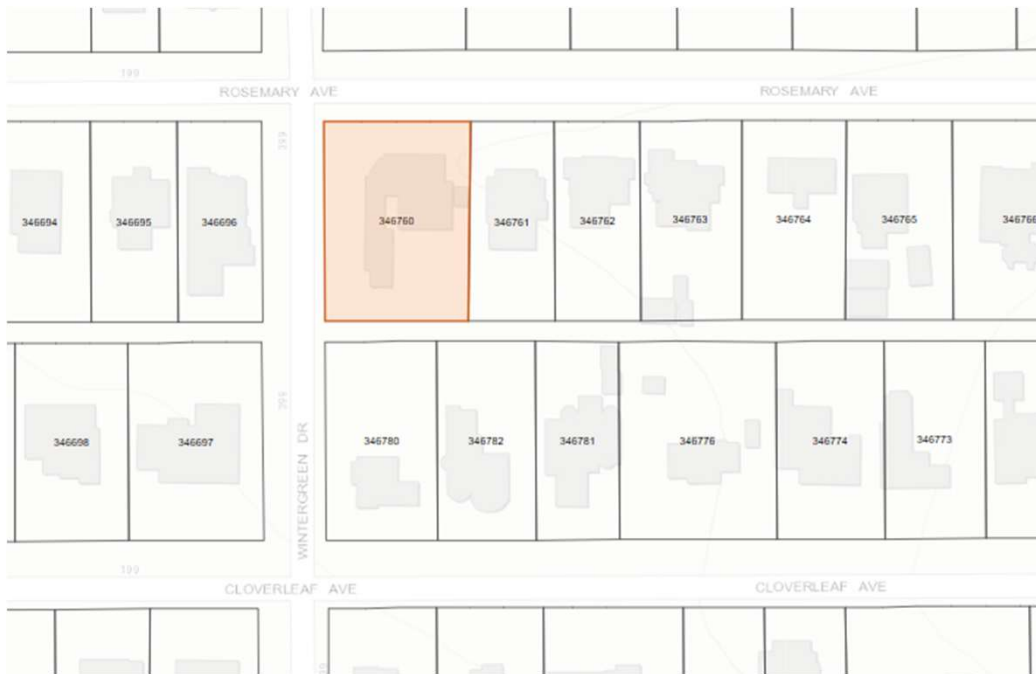
BOARD OF ADJUSTMENT CASE NO. 2482 202 ROSEMARY AVE



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- SF-A
- Southeast corner of Rosemary Ave and Wintergreen Ave
- Attached shed

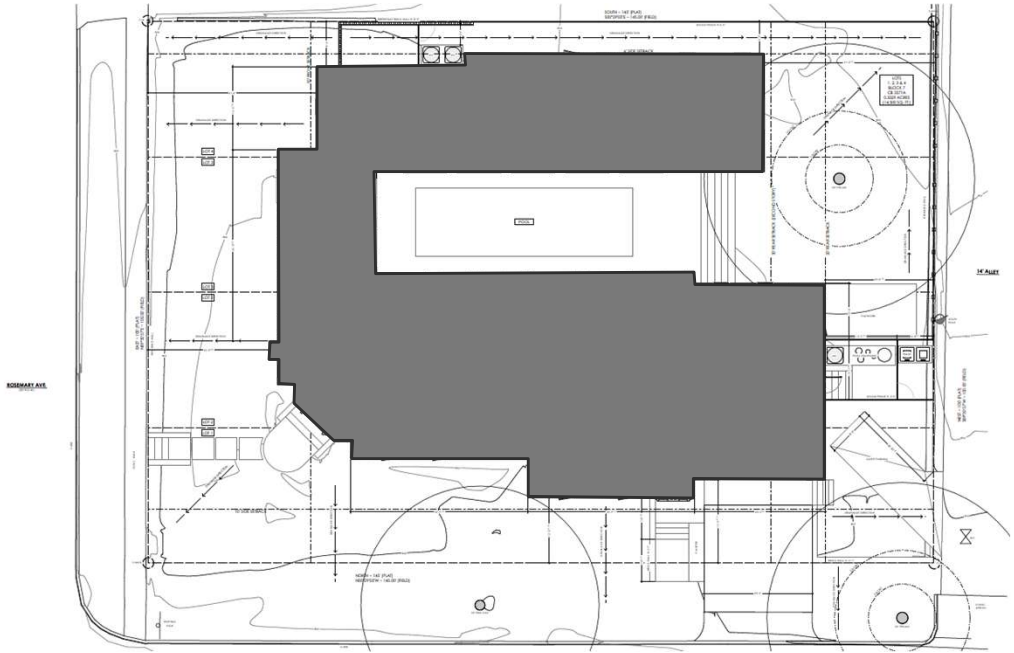
EXISTING CONDITIONS — FRONT



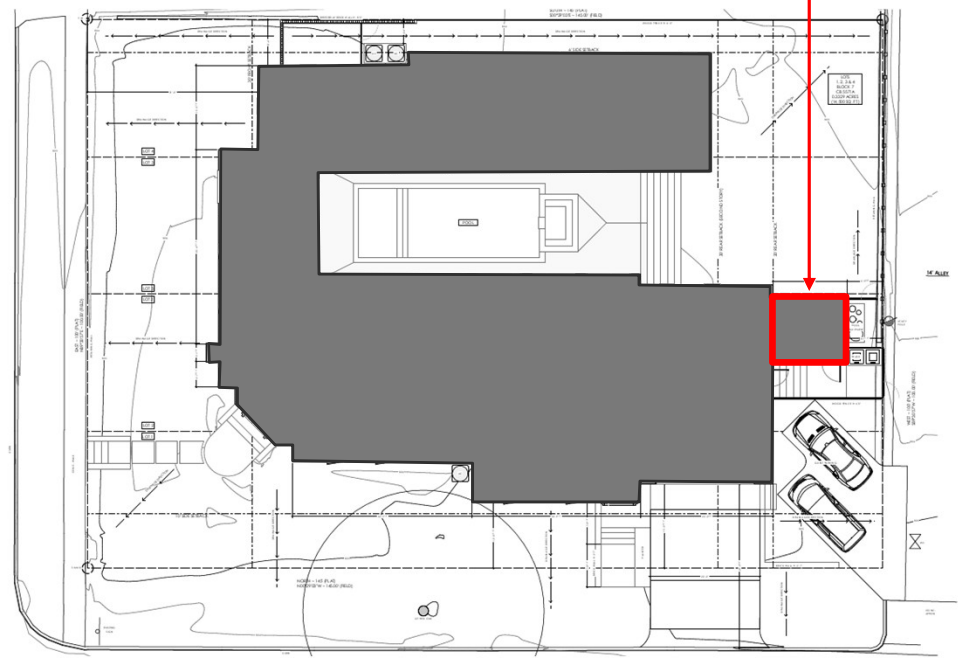
EXISTING CONDITIONS — SIDE (WEST)



SITE PLAN



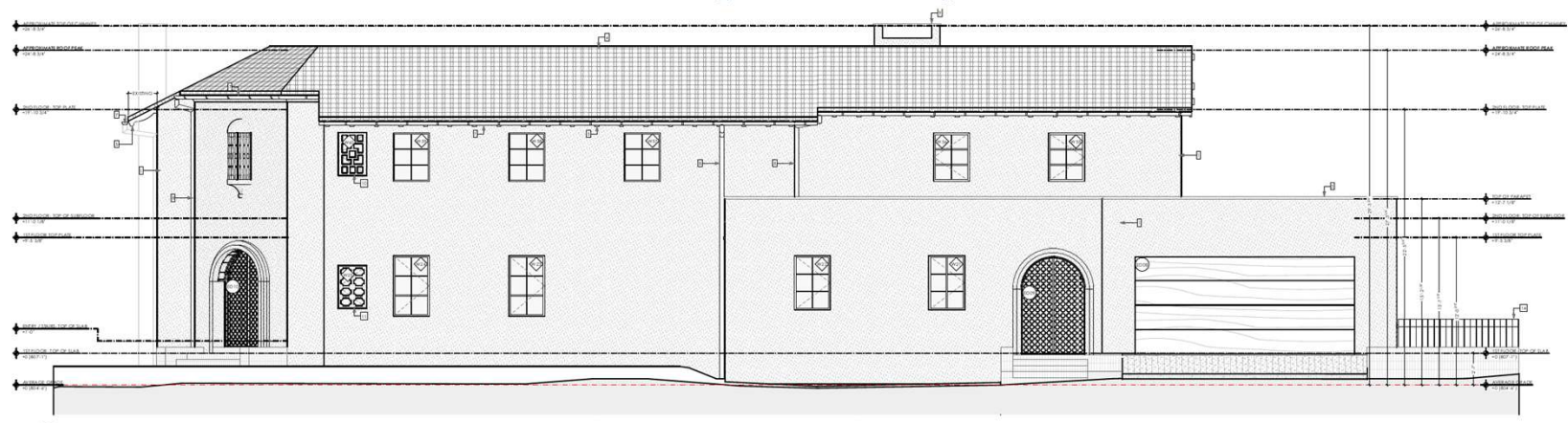
Current



Attached Shed

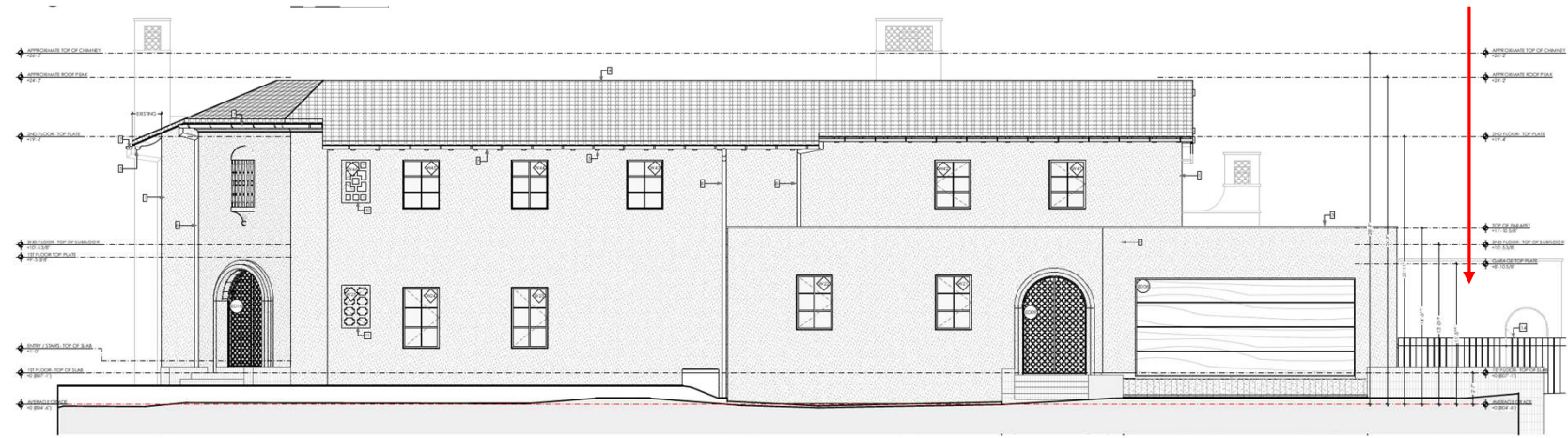
Proposed

ELEVATION — SIDE (WEST)



1 ELEVATION - WEST
SCALE 1/4" = 1'-0"

Current



2 ELEVATION - WEST
SCALE 1/4" = 1'-0"

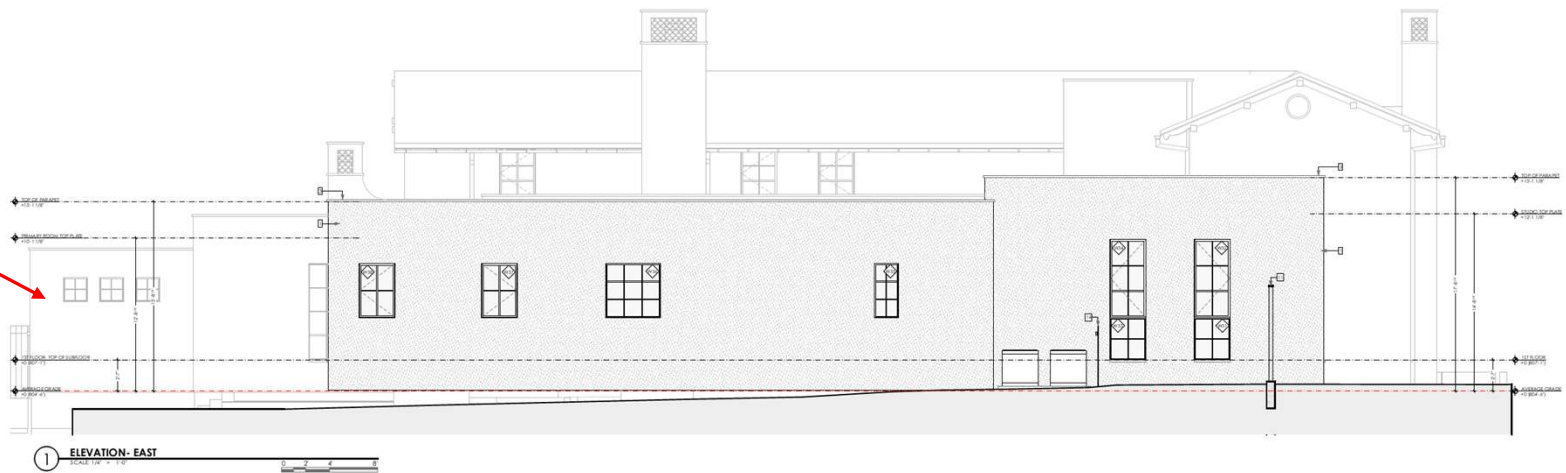
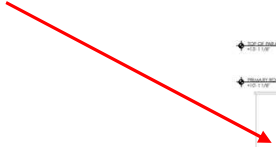
Proposed

ELEVATION — SIDE (EAST)



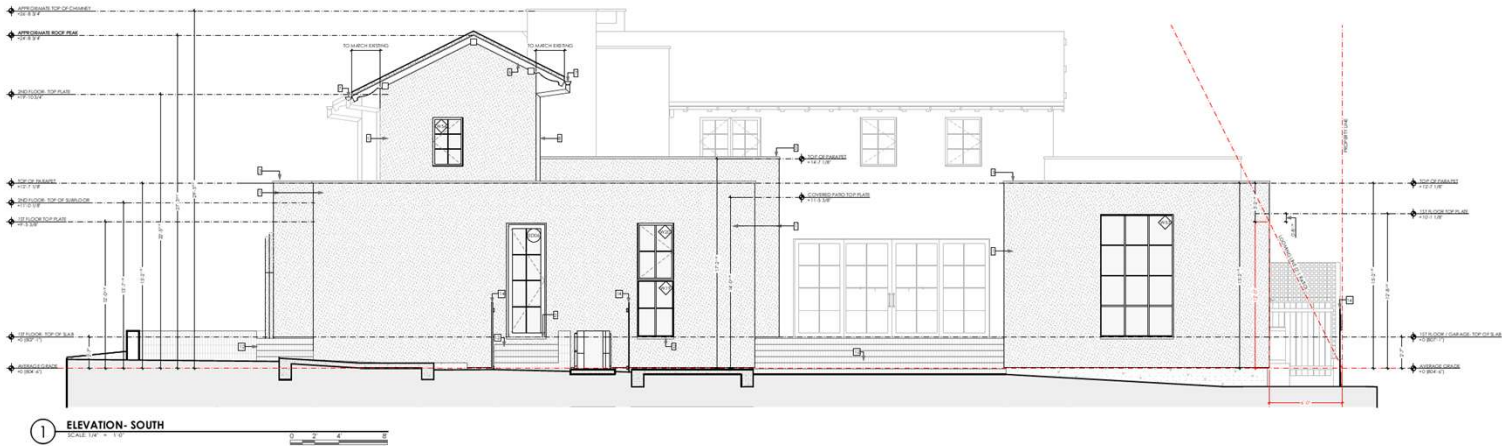
Current

Attached Shed

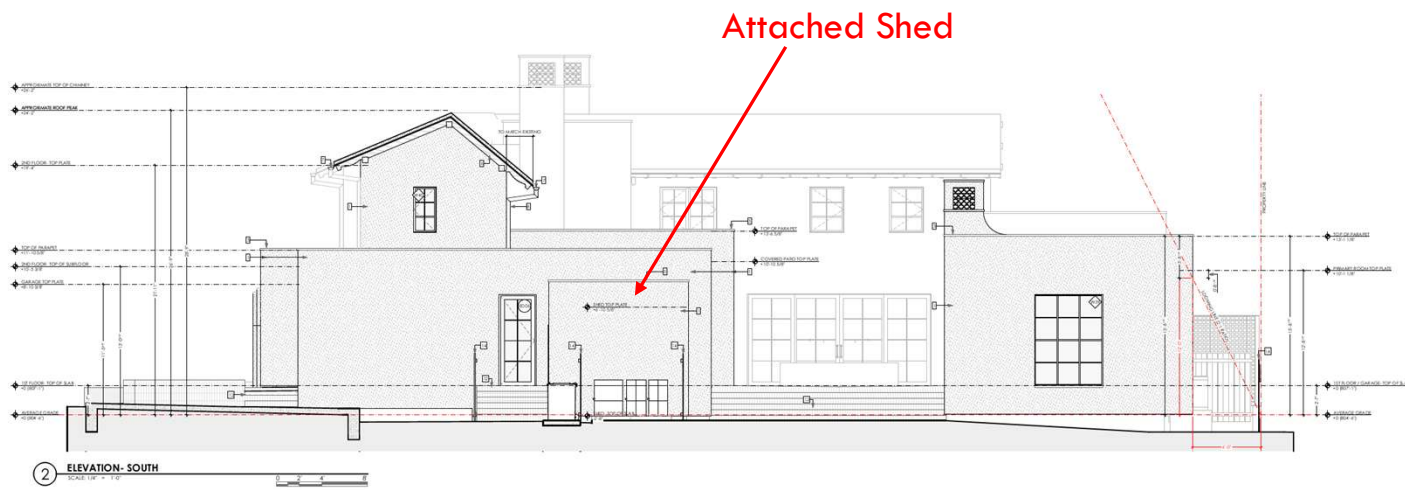


Proposed

ELEVATION — REAR



Current



Proposed

POLICY ANALYSIS



- **Hardships**
 - Staff did not identify any hardships related to lot size, shape, or topography.



PUBLIC NOTIFICATION

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 - Neutral: (0)



**BOARD OF ADJUSTMENT
CASE NO. 2481
112 MARCIA PL AND 111 BARILLA AVE**



COMMUNITY DEVELOPMENT

Presented by:
Tyler Brewer
Senior Planner

PROPERTY



- MF-D
- East of Cleveland Ct, South of Marcia Pl, and North of Barilla Pl
- Interior Remodel

EXISTING CONDITIONS



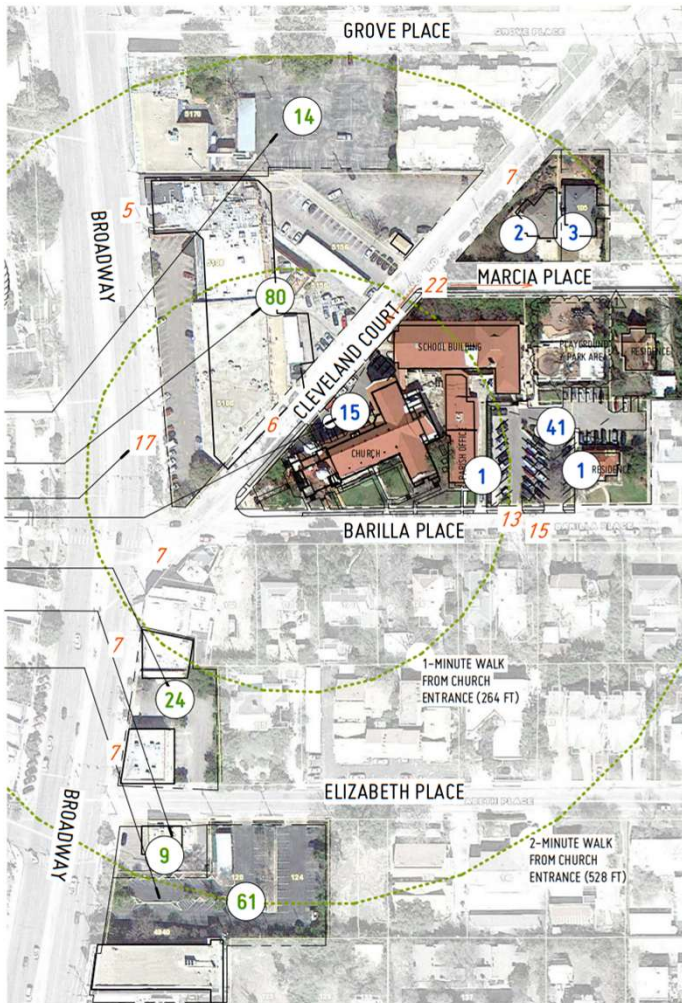
EXISTING CONDITIONS



EXISTING CONDITIONS



EXISTING PARKING



Current Off-Street Parking Spaces
Qualified per Zoning Code



line	address	on church property	description	Off Street	Shared Parking (off-street)	(Street) Public Right-of-Way	Street & Off-Street Totals
St. Peter Owned and Adjacent Parking Spaces							
1	111 Barilla Place	X	Our parking lot between the OVASE house and Parish Offices	41			
2	111 Barilla Place	X	Our small parking lot in front of the cafeteria	15			
3	103 Marcia Place	X	103 Marcia Place Driveway	2			
4	105 Marcia Place	X	105 Marcia Place Driveway	3			
5	111 Barilla Place	X	111 Barilla Place Driveway	1			
6	135 Barilla Place	X	135 Barilla Place Driveway	1			
7	111 Barilla Place		Parallel street parking east side of Cleveland Court and south side of Marcia			22	
8	103 Marcia Place		Parallel street parking east side of Cleveland north of Marcia			7	
9	Cleveland Court		Parallel street parking west side of Cleveland			6	
10	111 Barilla Place		Parallel street parking north side of Barilla			13	
11			Parallel street parking south side of Barilla			15	
12			Subtotal of St. Peter Owned and Adjacent	63		63	126
13		shared parking agreement	Nearby-Owned and Adjacent Parking Spaces				
14	5100-5108 Broadway	X	Stewart Center, parking lot, facing Broadway		47		
15	5100-5108 Broadway		Angled head-in street parking			17	
16	5100-5108 Broadway		Angled head-in street parking			5	
17	5150-5156 Broadway	X	Stewart Center, rear parking lot, facing Cleveland		19		
18		X	Stewart Center, rear parking lot, facing Cleveland, across from 103 Marcia Place		14		
19	5050 Broadway & vicinity		Angled head-in street parking			14	
20	5000 Broadway	X	Kuper Sotheby's Parking lot off Broadway		24		
21	5000 Broadway		Angled head-in street parking			7	
22	5170 Broadway	X	Parking Lot with Entrance on Grove street		14		
23	4948 Broadway	X	Jack Brown Cleaners		9		
24	4940 Broadway	X	4940 Broadway		61		
25			Subtotal of Nearby-Owned and Adjacent		188	43	231
26			Totals	63	188	106	357
27			Total Off-Street Parking Spaces		251		

POLICY ANALYSIS



- **Parking Analysis**
 - §3-84(1)(b) – 1 off-street parking space per 3 seats in the main sanctuary
 - **Parking Required**
 - Current: 153 spaces for 627 seats
 - After Remodel: 193 spaces for 746 seats
 - **Parking Proposed**
 - Current: 56 spaces
 - After Remodel: 56 spaces
- **Hardships**
 - Staff did not identify any hardships related to lot size, shape, or topography.



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