

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

10-0313R

RESOLUTION REVERSING THE DECISION OF THE BOARD OF ZONING APPEALS TO DENY AN APPLICATION FOR A VARIANCE FROM THE FRONT YARD PARKING RESTRICTIONS (PAUL AND HEATHER LICKE RE: 1031 WEST ARROWHEAD ROAD).

BY COUNCILOR STAUBER:

RESOLVED, that the decision of the board of zoning appeals to deny the application by Paul and Heather Licke for a variance from the Zoning Code restrictions for parking area, R District, to allow parking on an existing concrete pad in front of the dwelling located at 1031 West Arrowhead Road is reversed for the following reasons:

(a) Based upon the record presented to the council, the council finds that a hardship exists and that the nature of the demonstrated hardship is:

[Council to amend this resolution and provide the statement of facts supporting the existence of a hardship.]

RESOLVED FURTHER, that a variance from the Zoning Code is granted as requested by the applicant subject to the following conditions:

(a) Such parking area, including any driveway areas leading to it, shall be limited to the parking area depicted in the site plan provided with the application for variance and as depicted in Exhibit A (Public Document No. _____) made a part hereof;

(b) The proposed parking area shall be located in its entirety upon the lot and shall not encroach into the street line or across any abutting lot line;

(c) The parking area shall be maintained with a hard surface that complies with City Code Section 50-30(c);

(d) This variance shall immediately expire upon conversion of the property to rental use;

(e) This variance expires upon construction of additional parking areas located within the allowed parking area, R District, including, but not limited to garage construction. All parking areas granted by this variance shall be removed and landscaping restored within 30 days following completion of the new

parking area;

(f) The applicant shall cause a copy of this variance to be recorded with the St. Louis County recorder within 30 days of council action and a copy of the recorded document shall be filed with the building safety division within 30 days of receipt of the recorded document.

Approved as to form:

Attorney

CCREQ/BLDGSFTY CH:ek 6/3/2010

STATEMENT OF PURPOSE: This resolution reverses the decision of the board of zoning appeals and allows parking on the concrete pad in front of the dwelling. In order to grant a variance the council must identify the hardship that supports the variance. The resolution also provides reasonable conditions for the parking area granted.