

Public Hearing BA-10-2017

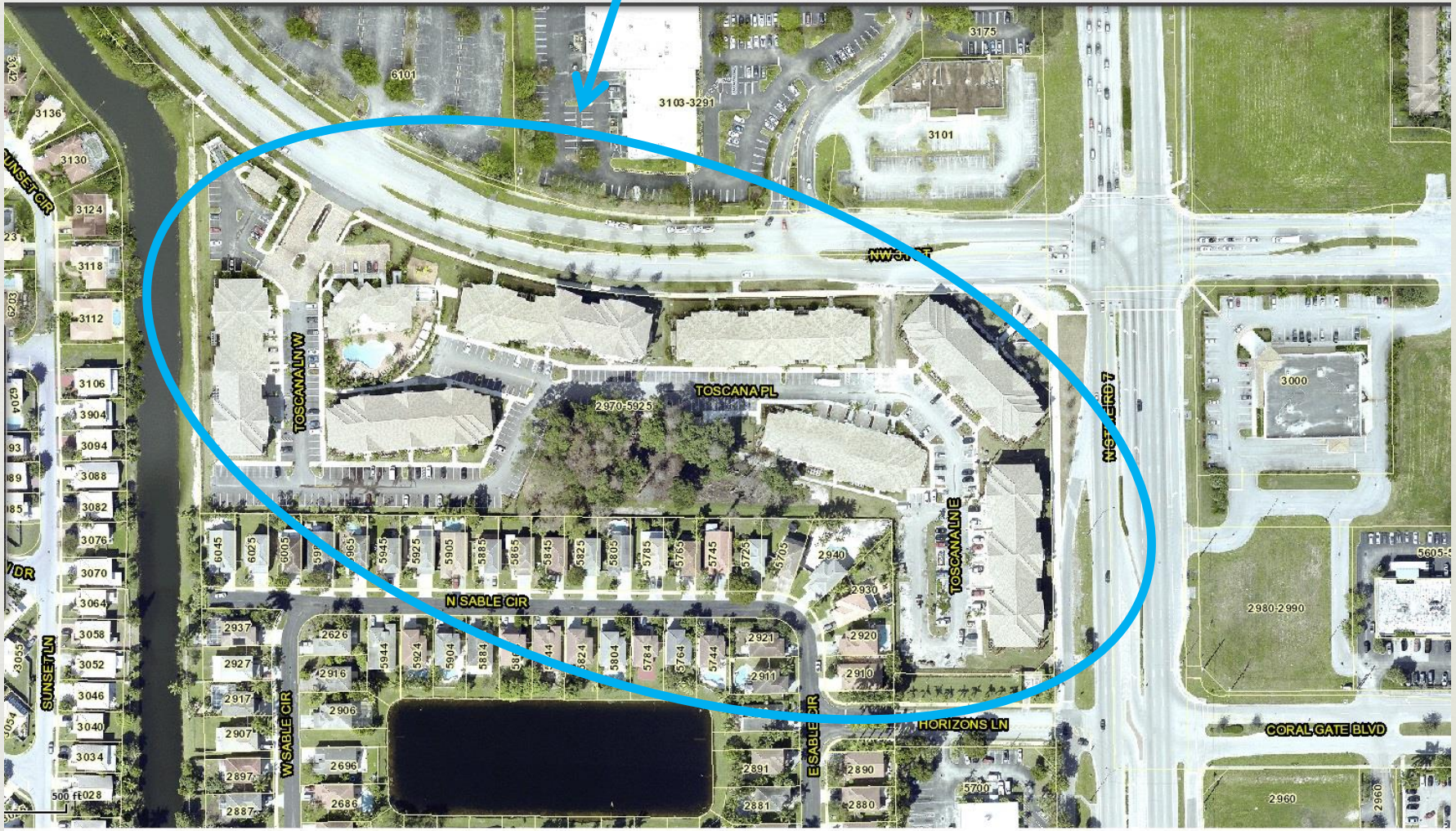


Tony Quevedo, agent for Toscana Park Villas, LLC

Parking Variance

April 4, 2017

Subject Property



3050 Toscana Lane West

3050 Toscana Lane West



Components of Request



- ❧ Tandem Parking
- ❧ Drive Aisle Dimension
- ❧ Parallel Parking Dimensions

BA-10-2017: Section 9.12



∞ Tandem Parking

∞ “Access to parking facilities shall be provided from alleyways, rear roads, or driveways...”

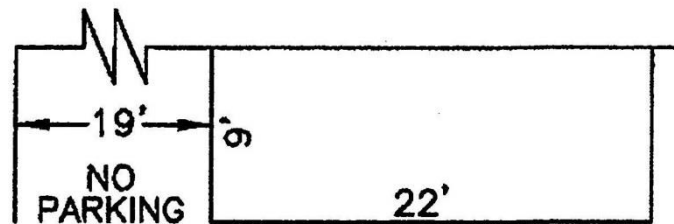
BA-10-2017: Section 33.2(B)(5)



☞ Drive Aisle Dimension

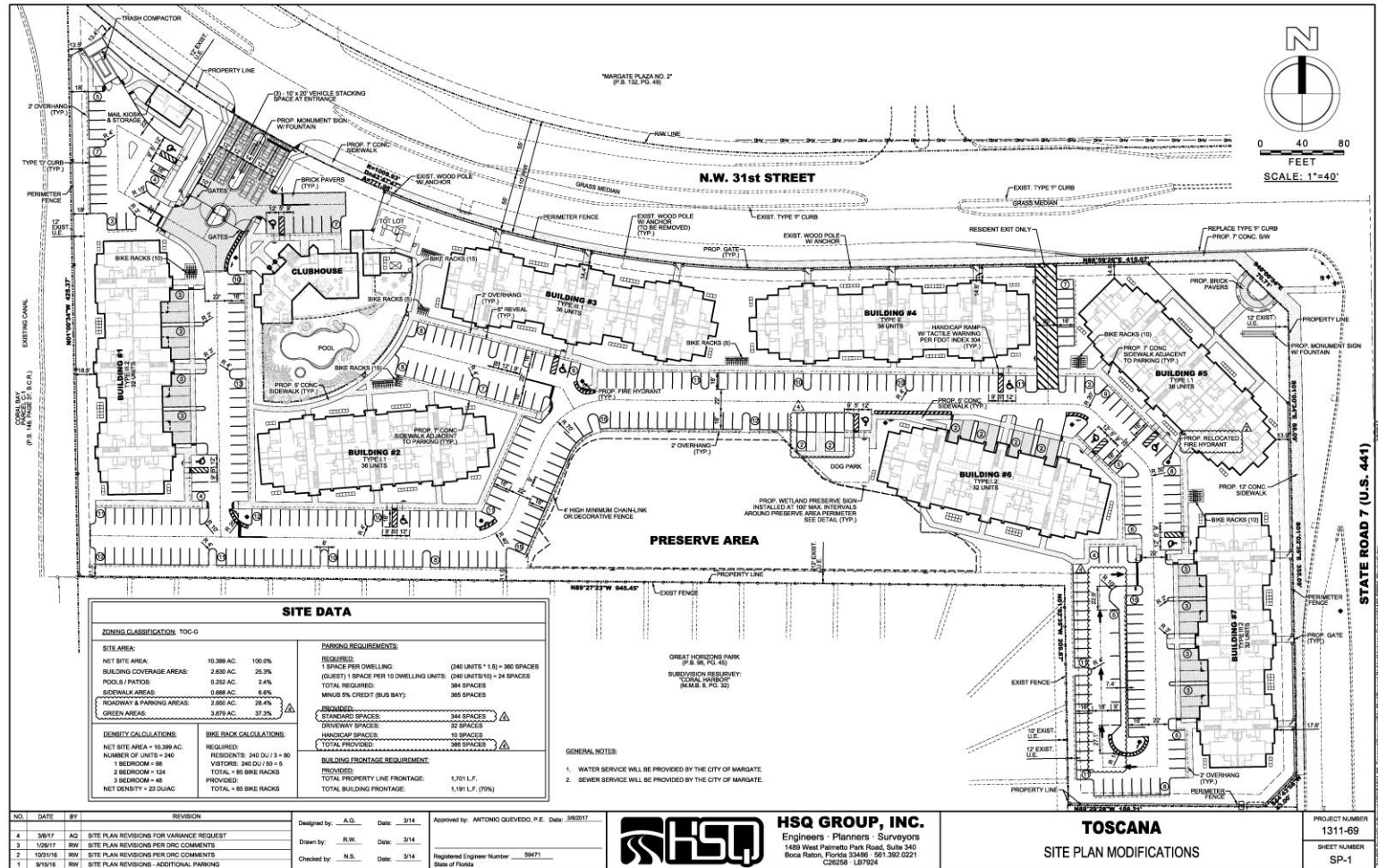
☞ “One-way parking for ninety-degree parking shall not be less than twenty-two (22) feet in width.”

BA-10-2017: Section 33.2, Table P

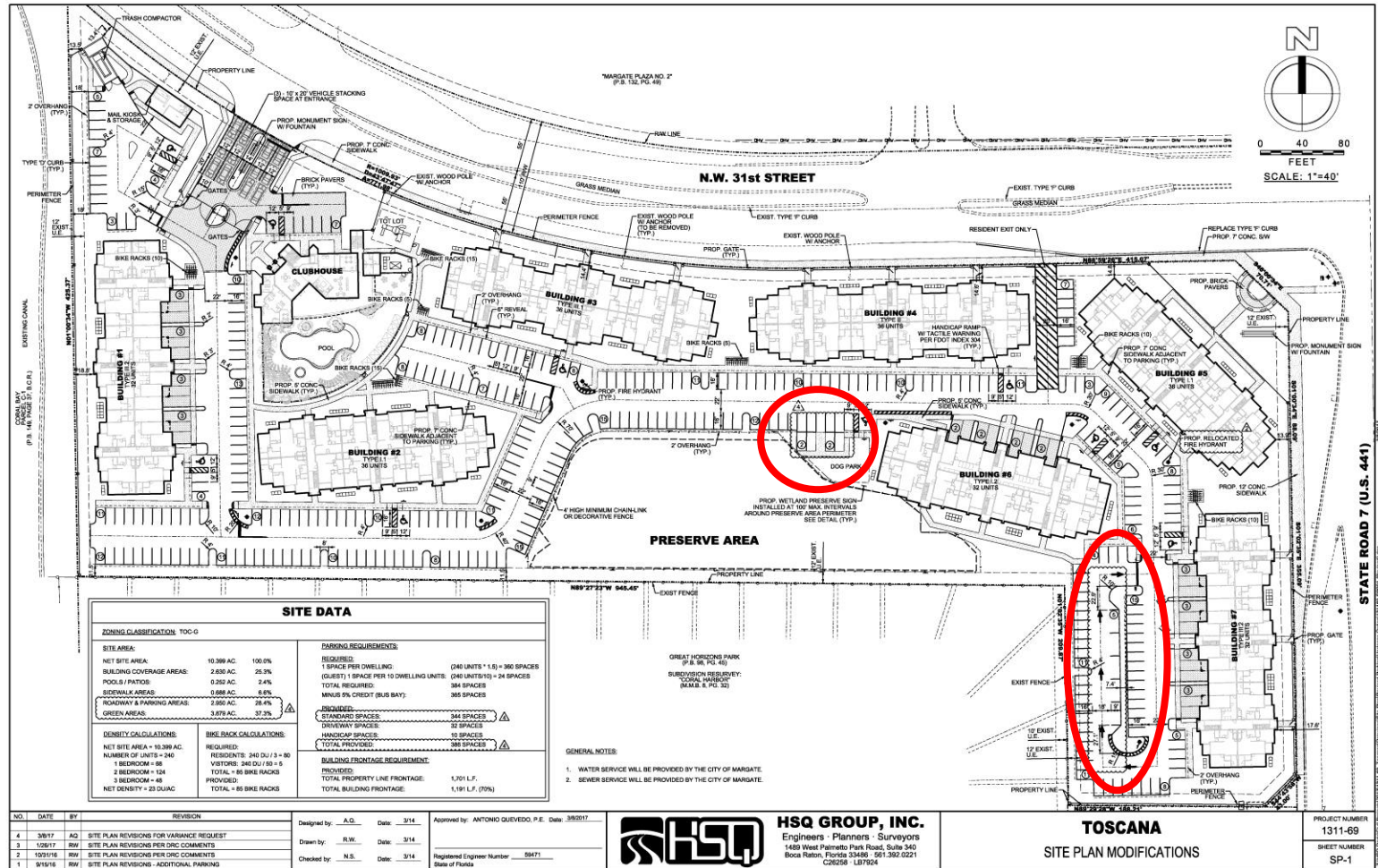


AISLE: ONE WAY - 12'
TWO WAY - 22'
PARALLEL PARKING

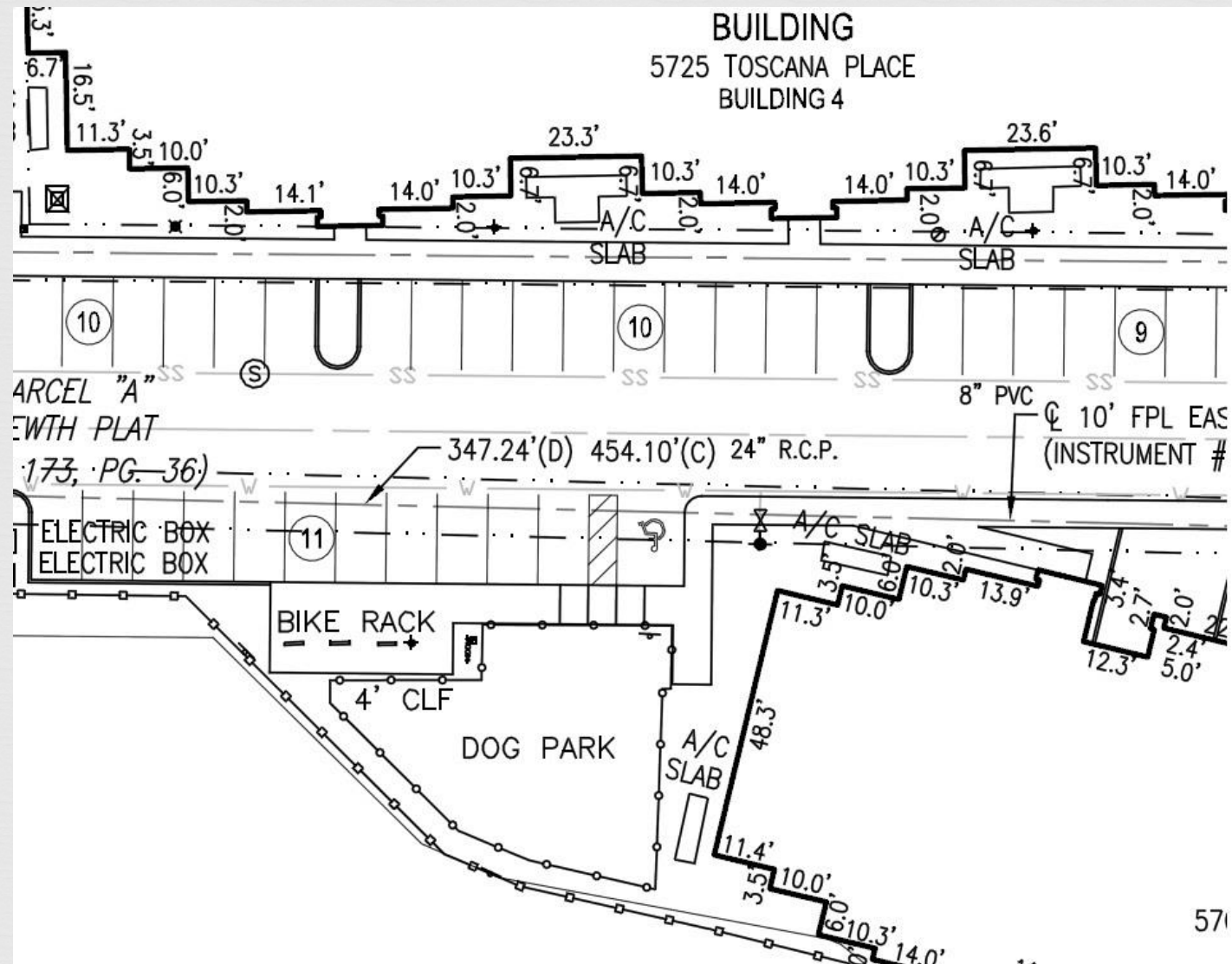
Proposed Site Plan



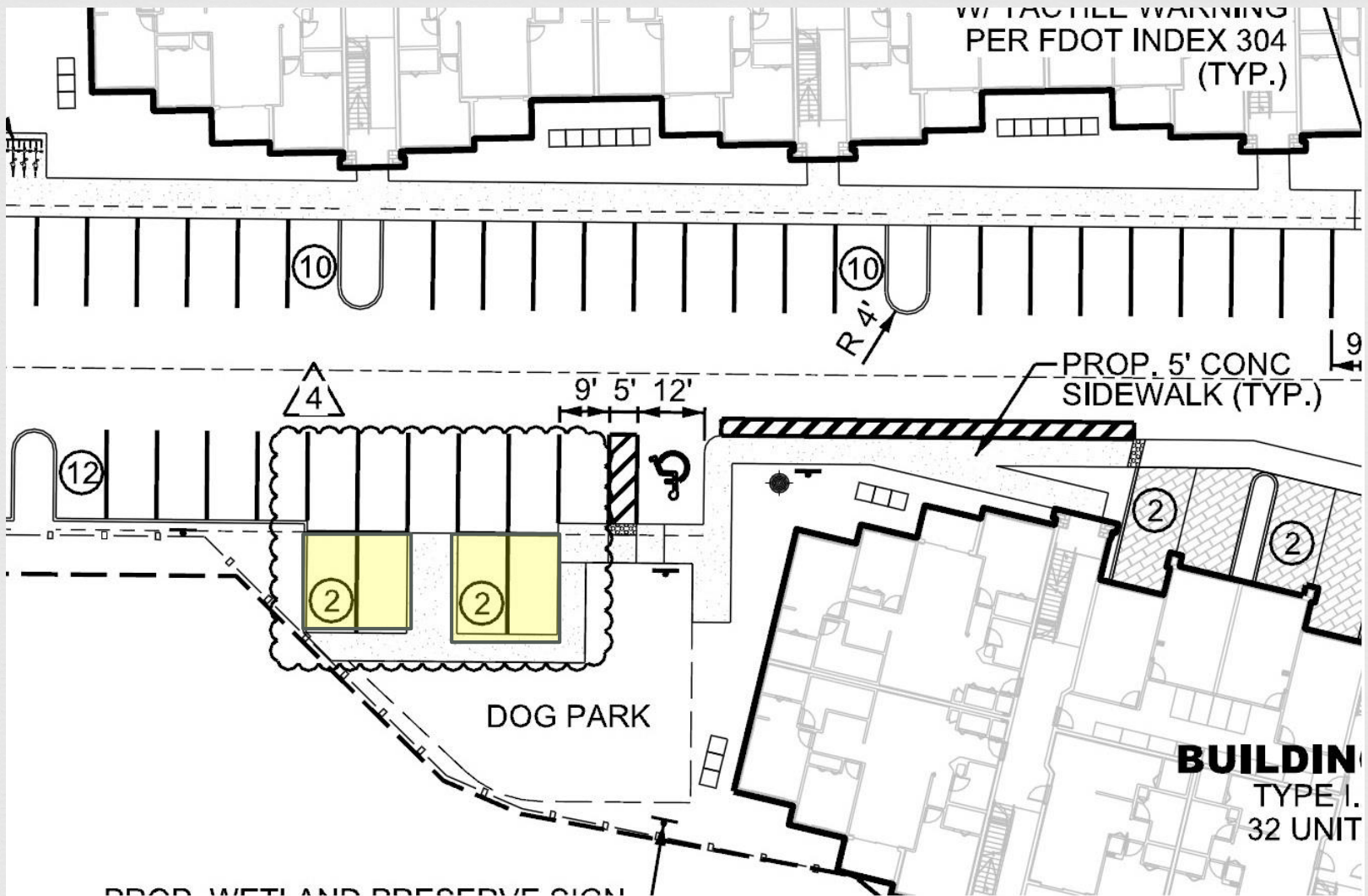
Proposed Site Plan



Existing (Tandem)

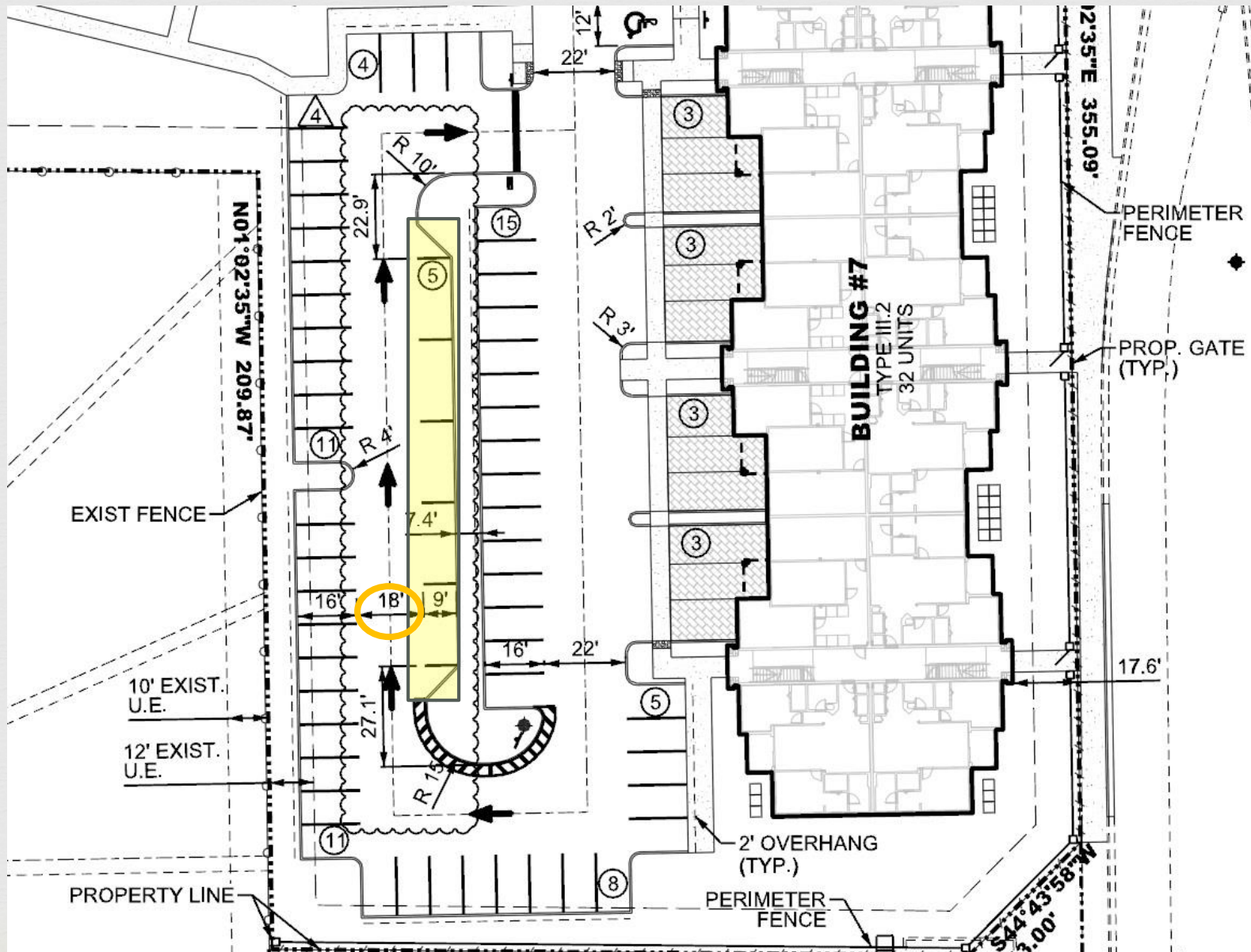


Proposed (Tandem)



[illegible]

Proposed (Parallel)



Staff Findings



- ❧ Irregular Shape of Lot
- ❧ Wetland Preserve
- ❧ Limited Developable Land

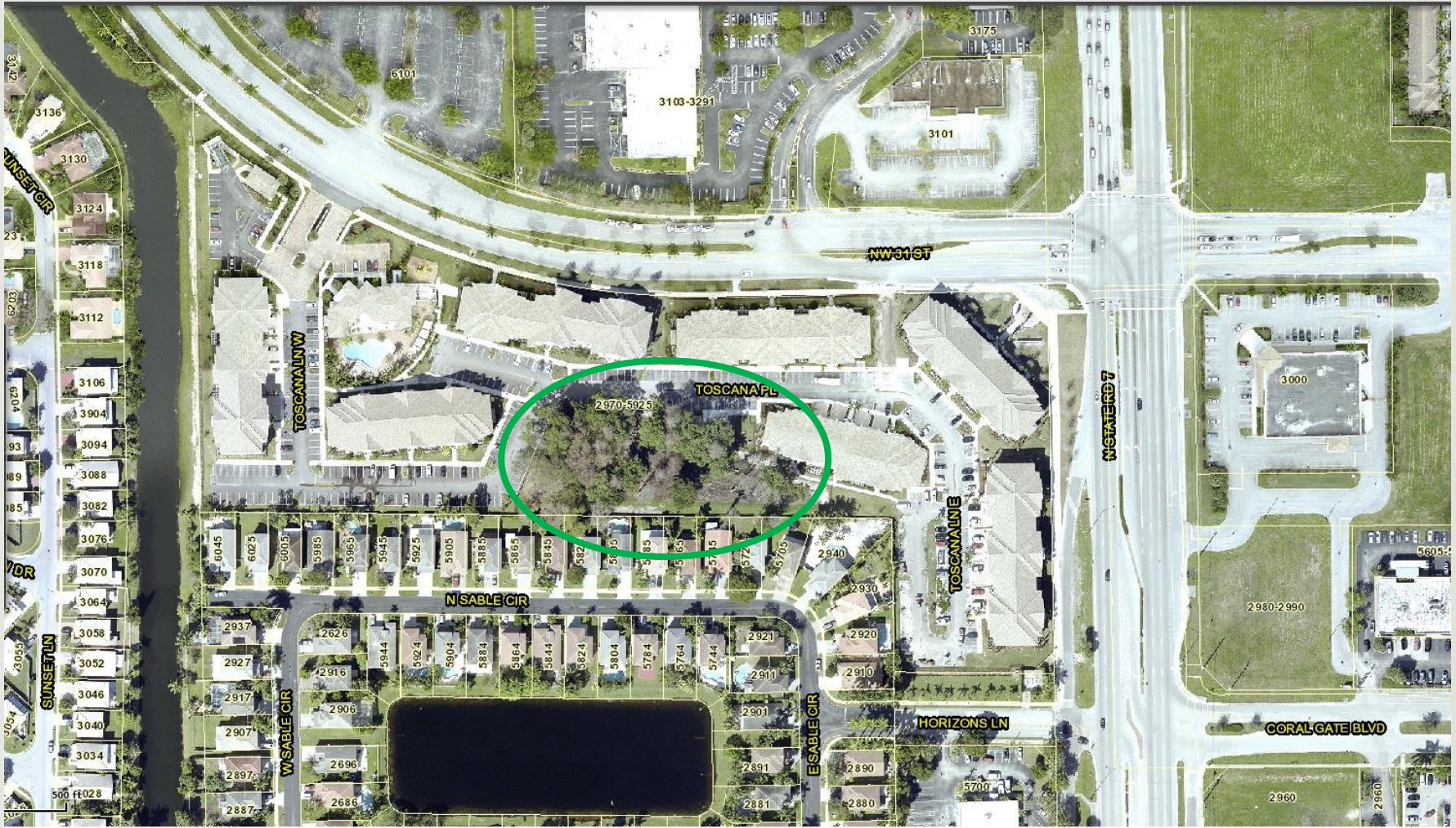
3050 Toscana Lane West

Z-Shaped Property



3050 Toscana Lane West

Wetland Preserve



3050 Toscana Lane West

Staff Recommendation



- ❧ Deny request for tandem parking.
- ❧ Approve drive aisle and parallel parking spaces, subject to the condition that the affected spaces are labeled for compact vehicles only.