

Variance requested: grant 71' of impervious lot coverage extension for safe parking in the back, based on the criteria listed below.

Special circumstances All properties on my block have private driveways, except for mine at 170 Park St. Since my neighbors at 166 Park St don't have the driveway of their own, they are using my driveway to get to their garage and the additional gravel parking space that they have in the back. I have attached legal documents describing the easement on the shared driveway. Said driveway stretch between our houses takes over 7% of my property lot but unfortunately, is not something I can change or use for parking, so we are forced to park the cars in the back. Otherwise, we could be parking cars in the driveway like our neighbors do at 172 Park St, as it is long enough for three cars. Since this is not an option and this shared driveway takes a significant part of my property lot, I would like to put in a request for the lot coverage credit of 71' to provide for the needed backup space for the parking area in the back (see ZAP-22-5).

Similar variances exist elsewhere in the community I can see that my immediate neighbors have approximately 90% lot coverage, plus they are using my lot as a driveway. At least three properties bordering with mine have structures put in without the 5ft setback, and so on. Since those properties all were able to receive a variance or zoning exception, I believe so should my property, given the special circumstances of mine and my neighbors' property plans. All we are asking for is to let us keep the cars safely off the street, which is ultimately good for the City and the community. Please consider this application based on the five separate statutory criteria below.

1. Unique features: Unlike other properties on my street with private driveways, my driveway is used by the neighboring house, with shared part taking over 7% of my property lot. Close proximity of the neighbors' garage makes it even harder to maneuver.
2. No possible way to develop: Because of the above, shared driveway can't be used for parking.
3. Existing hardship: The current parking layout is extremely tight and unsafe with insufficient backup space, especially in winters.
4. Character preservation: The essential character of the neighborhood or district will not be altered.
5. Minimum impact: Requesting lot coverage credit of 71' (1.3%) to compensate for the above with the safe parking area in the back.