

RECOMMENDATION TO THE ZONING BOARD OF REVIEW

MARCH 9, 2022

Application Type

Dimensional Variance

Neighborhood

Elmwood

Applicant

Richard Park and Thomas Van Wemmel

Parcel

AP 44 Lot 743

Address

118 Daboll Street

Parcel Size

± 8,000 SF

Zoning District


R-3

Variance Requested

Dimensional variance for two curb cuts

118 DABOLL STREET



 Location Map



View of the rear yard

SUMMARY

Project Description

The applicants are seeking relief from the requirements of Zoning Ordinance Section 1407.B.2. to install a second curb cut where the Ordinance limits the lot to one.

Discussion

The subject double-frontage lot is occupied by a three family dwelling oriented to Daboll Street, from where a curb cut for vehicular access originates to access parking in the rear yard. The applicant is proposing to install a curb cut for access from Mawney Street. Relief is being requested to maintain both curb cuts.

It would be practical to access the lot from Mawney Street given its proximity to the parking area. Based on images provided, there is ample space in the largely paved parking area to meet the three vehicle parking requirement and provide landscaping. However, there appears to be no compelling reason to maintain two curb cuts as a hardship is not apparent given that access can be provided from Mawney Street.

The rear yard appears to be mostly paved with little landscaping. If the Daboll Street curb cut were to be closed, the driveway could be replaced with pervious surface and landscaping, which would enhance the character of the lot.

Maintaining the Daboll Street curb cut requires additional paving for vehicles to access the site. With a lot width of approximately 50 feet, there is ample space to provide landscaping and provide a 22 foot drive aisle for cars to park perpendicularly in the rear yard.

There is onstreet parking available on Daboll Street which can be used for loading and other purposes. While this may be more inconvenient than loading from the side yard, it does not rise to the level of a hardship.

Recommendation

Based on the foregoing discussion, the DPD recommends that the requested relief be denied.

