

Reason for Variance Request

As part of the the recent widening and installation of curb and gutter on Central Ave from 32nd St W to Shiloh Ave, the lot access has been reduced to one point from Central Ave. Previously, access from 32nd St W was possible via a driveway that was under the current code requirement of 100' from the signaled intersection. Allowing the removal of the 32nd St W driveway was intended to be landowner's part in cooperating with the City to provide a safer environment, the allowance of this variance would be the City's part. Allowing access to the lot from 32nd St via the alley will restore visitation by customers traveling 32nd St to tenant businesses, provide proper traffic flow through the parking lot to/from Central Ave, provide the opportunity for much needed future development of asphalt parking on the north side to the lot and be in line with current city ordinances.