

636 Key City Drive. Variance request

Subject: 636 Key City Drive

Chairperson of the Board of Adjustment:

We are requesting a variance to allow a residential unit to be rebuilt on the front of the lot. Current CMU1 zoning requires the front 30' of the property to be commercial space. The lot width of approx. 45' restricts the ability for vehicle access and accessible routes required in a commercial project while trying to design a commercial structure on this lot. We are also unable to meet the requirements of the front façade requiring 60% of building coverage and still having enough room for a drive around the structure to accomplish side or rear parking per CMU1 zoning and a commercial structure. There is a current residence on the lot will be demolished due to a flood. There are residential homes neighboring this property. Homes have existing on these lots for over a 100 years with the newest build in 1990. We are proposing rebuilding a new residence on this property positioned towards the front of this narrow and deep lot.

Sincerely,

Owners Representative