

Variance from Sec. 125-315(c)(5) Off-Street Parking Dimensions to allow the minimum width of the drive aisle to be reduced from 26 ft to 24 ft.

Describe those conditions peculiar to the specific property and not applicable to other lands, structures, or buildings in the same zoning district.

The site dimensions for the subject site do not allow for a wider drive aisle. The existing parking stalls are approximately 17 ft deep and the existing drive aisle is approximately 25 ft wide, for a total of 42 ft. We are proposing to increase the parking stall depth to 18 ft long and decrease the drive aisle to 24 ft, for a total of 42 ft.

Do special conditions or circumstances result from actions other than that of yours? Please explain.

FDOT will be forcing us to close our existing driveway connection to US Hwy 1, which results in vehicles being required to fully circle the building in order to use the drive-thru. The additional width of the drive-thru lane around the building prohibits us from meeting the required drive aisle width.

Identify any undue hardships or deprivation of commonly enjoyed property rights that would result in the literal interpretation of the code for the zoning district.

We are meeting the existing combined parking stall depth plus drive aisle distance of 42 ft, which provides ample room for parking and maneuvering in and out of the stalls, which meets the intent of the parking code.

What is the minimum variance that would give the reasonable use of the land, building, or structure?

The minimum variance is to reduce the required width of the drive aisle from 26 ft to 24 ft.

Explain how the variance request would not impair the intent of the zoning ordinance or be detrimental to the general public welfare.

The intent of the zoning designations is to provide a variety of retail uses and services to serve the community's general needs. Constructing a Dutch Bros Coffee is in harmony with the intent and purpose of the zoning ordinance.