

WATERFRONT PLANNING ADVISORY BOARD
STAFF REPORT

WPAB DATE: August 12, 2013

CASE: 1211 Holly Street – Impervious Cover Variance

APPLICANT: James Wilsford

ZONING: SF-3-NP

REQUEST: To allow 45.9 percent impervious cover on an existing single-family residential property within the Festival Beach Subdistrict, which allows a maximum impervious cover of 40 percent for areas not included within a primary or secondary setback.

STAFF COMMENTS: The applicant proposes to add 94 square feet of impervious cover in the form of concrete drive strips to the gravel driveway at his residence. The existing impervious cover on the property is 44.64%, which currently exceeds the allowable maximum of 40 percent, as per LDC Section 25-2-735 (*Festival Beach Subdistrict Regulations*). Addition of the drive strips will raise the amount of impervious cover on the site to 45.9 percent.

The SF-3 zoning of this site would allow 45 percent impervious cover if the Waterfront Ordinance did not apply.

PROCESS: LDC Section 25-2-713 (Variances), an applicant may request a variance from the Waterfront Planning Advisory Board, and may recommend approval of the variance after determining that:

1. The proposed project and variance are consistent with the goals and policies of the Town Lake Corridor Study, including environmental protection, aesthetic enhancement, and traffic; and
2. The variance is the minimum required by the peculiarities of the tract.

If the Board recommends approval of the variance, this recommendation will be forwarded to the Planning Commission, which will consider the variance at the next regularly-scheduled meeting for which notice can be timely provided. The Planning Commission shall grant or deny the variance based upon 1. and 2. above.

If the Board recommends denial, the applicant may appeal the Board's recommendation to the City Council.

SUMMARY STAFF RECOMMENDATION: To grant the requested variance to allow 45.9 percent impervious cover on the lot.

