
LOCAL HISTORIC DISTRICT: Plaza Midwood

PROPERTY ADDRESS: 1617 Thomas Avenue

SUMMARY OF REQUEST: Parking pad

APPLICANT: Linda Dixon and Alan James

Details of Proposed Request

Existing Context

The existing house was constructed in 1925. A shared concrete driveway is located on the left side of the property.

Proposal

The property owner constructed a concrete parking pad in the front yard. The owner is requesting an exception to allow the parking pad to remain.

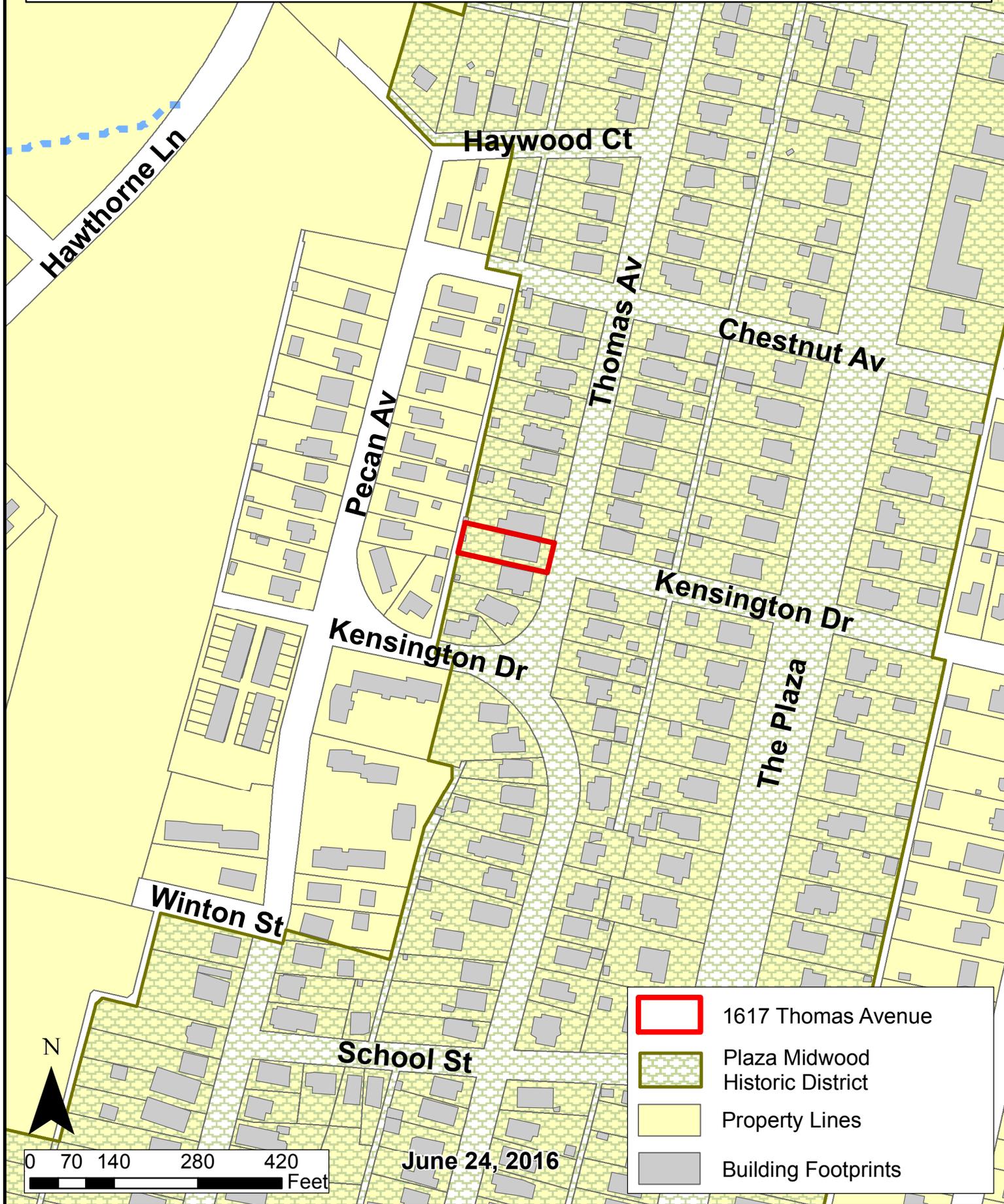
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1. Developed parking areas are not allowed in the front yard of residential uses.
2. Parking should be located to the side or rear of the property if at all possible.
3. Developed parking areas in the front setback of non-residential uses are not allowed unless all other attempts to meet code mandated parking requirements are exhausted. When allowed, such parking areas must be buffered from the sidewalk.
4. Parking beyond that required by local ordinance will be considered if the area is landscaped and relates to the streetscape in an appropriate manner.
5. Parking must be screened in some manner so that the parking is not the dominant feature of the property.
6. All parking structures will be reviewed under HDC Policy & Design Guidelines for New Construction.

Staff Analysis

The Commission will determine if an exception should be granted for the parking pad in the front yard.

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