

Department of Community Planning and Economic Development – Planning Division Report

Variance Request
BZZ-4284

Date: January 22, 2009

Applicant: Patrick Mackey, on behalf of Julius DeRoma

Address of Property: 923 Washington Avenue North

Contact Person and Phone: Patrick Mackey, 612-721-0489

Planning Staff and Phone: Molly McCartney, 612-673-5811

Date Application Deemed Complete: December 22, 2008

Publication Date: January 16, 2009

Hearing Date: January 22, 2009

Appeal Period Expiration: February 2, 2009

End of 60 Day Decision Period: February 20, 2009

Ward: 5 Neighborhood Organization: Warehouse District North Loop Neighborhood

Existing Zoning: C1 Neighborhood Commercial District and PO Pedestrian Oriented Overlay District

Proposed Use: Expansion of an outside patio and removal of seven parking spaces

Proposed Variances: A variance to reduce the minimum off-street parking requirement from 19 to 12 spaces to allow for a building expansion at 923 Washington Avenue North in the I2 Medium Industrial District, IL Industrial Living Overlay District, and DP Downtown Parking Overlay District.

Zoning code section authorizing the requested variance: 525.520 (7)

Background: The variance is being returned to the applicant because of recent changes to the off-street parking requirements of the zoning code. On January 9, 2009, the City Council approved a zoning code text amendment to Chapter 541, Off-street Parking and Loading, which will go into effect January 17, 2009. The changes to the ordinance included the reduction of off-street parking requirements for many types of land uses.

In the situation, the changes to the ordinance reduces the off-street parking requirement from nineteen (19) spaces to twelve (12) spaces for both the ground floor retail space and the office space above. The

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previous code required that a restaurant with general entertainment have a parking equal to a minimum of thirty percent (30%) of capacity, which is 19 spaces for this use. The changes to the ordinance require a restaurant with general entertainment have a parking equal to a minimum of twenty percent (20%) of capacity, which is 13 spaces for this use. The applicant is including bicycle parking which further reduces the parking requirement by one space, to a minimum of 12 spaces. The site currently has twelve off-street parking spaces on-site, which satisfies the new ordinance requirements.