



PREPARED FOR THE COMMON COUNCIL

Project Address: 820 South Park Street, 905-911 Delaplaine Court, 910-930 Haywood Drive, and 825-831 South Brooks Street (13th Aldermanic District, Alder Eskrich)

Application Type: Preliminary Plat, Rezoning, Demolition and Conditional Use

Legistar File ID #: [40410](#), [40663](#), [40408](#),

Prepared By: Heather Stouder, AICP, Planning Division
Report Includes Comments from other City Agencies, as noted

Proposal Updates

The following is a brief explanation of modifications to the conditions of approval for this proposal since the original November 18 staff report. A complete set of updated conditions is included below, in case it is useful for reference.

On December 7, 2015, the Plan Commission approved the demolition and conditional use, and recommended that the Council approve the requested rezoning and plat. In the motion, the Plan Commission added three conditions of approval and one note that had been recommended by Alder Eskrich (*see Conditions 6-9*).

On January 13, the Urban Design Commission granted *final approval* for the proposal (see Legislative Item No. [40093](#)). At that meeting, the motion included the finding that the proposed five-story height is appropriate, and that signage would need to be approved at a later date. Also, the motion included a condition related to a very minor design change. Specifically, the brick elements near the southwest corner of the building shall be simplified prior to submittal for final staff review and approval (*see Condition 10*).

As noted in the January 13 addendum to the Urban Design Commission, an adjustment to the location of a driveway from Haywood Drive to the surface parking area resulted in a changed impact to existing street trees. Upon further review of revised plans, City Forestry staff made slight modifications to their comments on this proposal (*see Conditions 46 and 47*).

Updated Conditions of Approval

Recommended Conditions of Approval

Major/Non-Standard Conditions are Shaded

Planning Division (Contact Heather Stouder, 266-5974)

1. Prior to final review and approval by staff, a management plan shall be provided by the applicant including the following elements:
 - a) Details for management of the underground and surface parking stalls, and an example lease reflecting parking limitations on the site
 - b) Details for management of at least one shared car on-site
 - c) Trash management
 - d) Snow removal
 - e) Management of common open spaces
 - f) Plans for move-in and move-out

2. Prior to final review and approval by staff, the applicant shall provide staff and the Urban Design Commission further detail on the groundcover, landscaping, and amenities in the usable open spaces, and a pedestrian-scale lighting plan in the areas parallel to Haywood Dr, S Park St, and Delaplaine Ct.
3. Prior to final review and approval by staff, the Urban Design Commission must grant final approval for the design, and the applicant shall meet any conditions of approval recommended by the Urban Design Commission.
4. Prior to final review and approval by staff the applicant shall provide a detailed phasing and construction staging plan for the demolition, relocation, and rehabilitation of single-family homes on the subject property, and the construction of the proposed mixed-use building. These plans shall include the following details:
 - a) Relocation of homes currently located at 909 and 911 Delaplaine Ct and 910 Haywood Dr to Lots 3, 4, and 5 (825-829 S Brooks St), with new landscaping on these sites. Plans may include an optional relocation of the existing home at 914 Haywood Dr to Lot 2 (831 S Brooks St).
 - b) New landscaping and concrete driveways on Lots 1-5, and details related to additional improvements as noted in materials submitted by the applicant.
 - c) Details on an interim site condition, should the main building be constructed in two phases due to financing or other constraints.
5. Building Inspection staff will inspect the five single-family homes following completion of the relocations and issue Official Notices to cover the repairs required to make the buildings habitable. The due dates shall coincide with the completion of the main mixed-use building on Lot 6. Any items contained in the Official Notices not completed by the completion of the main mix-use building will be referred to the City Attorney Office for prosecution from the date of issuance of the Official Notices until finally completed.

Note: Conditions 6-9 were added by the Plan Commission on December 7, 2015.

6. Applicant will step back the fourth floor of the "phase 2 building" from Haywood – getting to a 0.9:1 parking ratio for underground stalls only, with additional above ground stalls.
7. Note: The applicant has voluntarily filed a binding letter with the city attorney acknowledging that rezoning for the entire project is contingent on approval of WHEDA funding for Phase 1 (Delaplaine and Park Street building).
8. Utilities on the property facing South Park Street will be undergrounded at the expense of the applicant.
9. The applicant shall provide and maintain at least one dog waste station on the property.

Note: Condition 10 was added by the Urban Design Commission on January 13, 2016.

10. The applicant shall simplify the brick elements on the southwest building elevation prior to submittal to staff for review and approval.

City Engineering Division (Contact Brenda Stanley, 261-9127)

11. The pending Subdivision plat for this property shall be completed and recorded with the Dane County Register of Deeds (ROD) prior to issuance of any building permits for new construction. When the recorded CSM image is available from the ROD, the Assessor's Office can then create the new Address-Parcel-Owner (APO) data in GEO so that the Accela

12. system can upload this data and permit issuance made available for this new land record.
13. The base address of the proposed apartments is 903 Delaplaine Ct. The address of the proposed commercial is 818 S Park St.
14. Applicant shall revise plan to show proposed sanitary sewer lateral connection to the City's 12" diameter sanitary sewer main on South Park St or the MMSD Sewer on the south side of Haywood Dr. The current plan calls for a 6" lateral connection to a 6" sanitary sewer main which is not acceptable. Any connection to MMSD will need to be permitted and approved by MMSD. MMSD will not allow a lateral connection here without connecting to a MMSD manhole.
15. Applicant shall dedicate 6' ROW to public for sidewalk purposes along Delaplaine Ct. and dedicate 3' ROW to public for sidewalk purposes along Park St.
16. The site plan shall reflect a proper street address of the property as reflected by official City of Madison Assessor's and Engineering Division records.
17. Submit a PDF of all floor plans to lzenchenko@cityofmadison.com so that a preliminary interior addressing plan can be developed prior to plans being submitted for permit review. If there are any changes pertaining to the location of a unit, the deletion or addition of a unit, or to the location of the entrance into any unit, (before, during, or after construction) the addresses may need to be changed. The interior address plan is subject to the review and approval of the Fire Marshal.
18. Prior to approval, the owner or owner's representative shall obtain a permit to plug each existing sanitary sewer lateral that serves a building which is proposed for demolition. For each lateral to be plugged the owner shall complete a sewer lateral plugging application and pay the applicable permit fees. NOTE: As of January 1, 2013 new plugging procedures and permit fees go into effect. The new procedures and revised fee schedule is available on line at <http://www.cityofmadison.com/engineering/permits.cfm>. (MGO CH 35.02(14)).
19. The site plan shall be revised to show all existing public sanitary sewer facilities in the project area as well as the size, invert elevation, and alignment of the proposed service. (POLICY).
20. All outstanding Madison Metropolitan Sewerage District (MMSD) charges are due and payable prior to Engineering sign-off, unless otherwise collected with a Developer's / Subdivision Contract. Contact Mark Moder (608-261-9250) to obtain the final MMSD billing a minimum of two (2) working days prior to requesting City Engineering signoff. (MGO 16.23(9)(d)(4)).
21. The Applicant shall submit, prior to plan sign-off, a digital CAD file (single file) to the Engineering Division (storm/sanitary section). The digital CAD file shall be to scale and represent final construction. The CAD file shall be in a designated coordinate system (preferably Dane County WISCRS, US Ft). The single CAD file submittal can be either AutoCAD (dwg) Version 2013 or older, MicroStation (dgn) V8i Select Series 3 or older, or Universal (dxf) format and shall contain the only the following data, each on a separate layer name/level number:
 - a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Plat name and lot lines (metes & bounds parcel lines if unplatted)
 - g) Platted lot numbers (noted "unplatted lands" if not platted)
 - h) Lot/Plat property dimensions

- i) Street names.
 - j) Private storm sewer & connections to the public storm sewer system
 - k) Private sanitary sewer & connections to the public sanitary sewer system
22. All other levels (contours, elevations, etc) are not to be included with this file submittal. THE CAD FILE WILL ONLY BE REQUIRED PRIOR TO FINAL PLAN REVIEW SO THAT MULTIPLE FILES DO NOT NEED TO BE SUPPLIED OR REVIEWED. The project site address in the email subject line. Any changes or additions to the location of the building, private utilities, sidewalks, parking/pavement during construction will require a new CAD file transmittal.
23. This project falls in the area subject to increased erosion control enforcement as authorized by the fact that it is in the ROCK RIVER TMDL ZONE and by Resolution 14-00043 passed by the City of Madison Common Council on 1/21/2014. You will be expected to meet a higher standard of erosion control than the minimum standards set by the WDNR.
24. The applicant shall submit, prior to plan sign-off, digital PDF files to the Engineering Division (submit to Tim Troester via email at ttroester@cityofmadison.com). The digital copies shall be to scale, and shall have a scale bar on the plan set. (POLICY and MGO 37.09(2)) PDF submittals shall contain the following information:
- a) Building Footprints
 - b) Internal Walkway Areas
 - c) Internal Site Parking Areas
 - d) Other Miscellaneous Impervious Areas (i.e. gravel, crushed stone, bituminous/asphalt, concrete, etc.)
 - e) Right-of-Way lines (public and private)
 - f) Plat name and lot lines (metes & bounds parcel lines if unplatted)
 - g) Platted lot numbers (noted "unplatted lands" if not platted)
 - h) Lot/Plat property dimensions
 - i) Street names
 - j) Stormwater Management Facilities
 - k) Detail drawings associated with Stormwater Mgmt Facilities (including if applicable planting plans)
25. The plan set shall be revised to show more information on proposed drainage for the site. This shall be accomplished by using spot elevations and drainage arrows or through the use of proposed contours. It is necessary to show the location of drainage leaving the site to the public right-of-way. It may be necessary to provide information off the site to fully meet this requirement. (POLICY)
26. The Applicant shall submit prior to plan sign-off, electronic copies of any Stormwater Management Files including:
- a) SLAMM DAT files
 - b) RECARGA files
 - c) TR-55/HYDROCAD/Etc
 - d) Sediment loading calculations. If calculations are done by hand or are not available electronically the hand copies or printed output shall be scanned to a PDF file and provided. (POLICY and MGO 37.09(2))
27. This project appears that it will require construction dewatering. A construction dewatering plan and sediment treatment plan for pumped stormwater during construction shall be included as part of the erosion control plan. If dewatering by well systems is required that would trigger WDNR permitting the WDNR well permits will need to be obtained by the contractor prior to well dewatering taking place.
28. Storm sewer to serve this development has been designed and constructed. The site plans shall be revised to identify the location of this storm sewer and to show connection of an internal drainage system

to the existing public storm sewer. (POLICY AND MGO OVER 10,000 SF OF IMPERVIOUS AREA 10.29 and 37.05(7)(b)).

29. Submit a draft Stormwater Management Maintenance Agreement (SWMA) for review and approval that covers inspection and maintenance requirements for any BMP used to meet stormwater management requirements on this project. Include copies of all stormwater, utility, and detail plan sheets that contain stormwater practices on 8.5x14 size paper in the draft document. These drawings do not need to be to scale as they are for informational purposes only. Once City Engineering staff have reviewed the draft document and approved it with any required revisions submit a signed and notarized original copy to City Engineering. Include a check for \$30.00 made out to Dane County Register of Deeds for the recording fee. City Engineering will forward the document and fee for recording at the time of issuance of the stormwater management permit. Draft document can be emailed to Tim Troester (west) at ttroester@cityofmadison.com, or Jeff Benedict at jbenedict@cityofmadison.com final document and fee should be submitted to City Engineering.
30. The applicant shall demonstrate compliance with Section 37.07 and 37.08 of the Madison General Ordinances regarding permissible soil loss rates. The erosion control plan shall include Universal Soil Loss Equation (USLE) computations for the construction period. Measures shall be implemented in order to maintain a soil loss rate below 5.0 tons per acre per year.
31. This site appears to disturb over one (1) acre of land and requires a permit from the WDNR for stormwater management and erosion control. The City of Madison has been required by the WDNR to review projects for compliance with NR216 and NR-151 however a separate permit submittal is still required to the WDNR for this work. The City of Madison cannot issue our permit until concurrence is obtained from the WDNR via their NOI or WRAPP permit process. Contact Eric Rortvedt at 273-5612 of the WDNR to discuss this requirement. Information on this permit application is available on line <http://dnr.wi.gov/Runoff/stormwater/constrformsinfo.htm> (NOTIFICATION).
32. This project will require a concrete management plan as part of the erosion control plan to be reviewed and approved by the City Engineer's Office. (POLICY)
33. Prior to approval, this project shall comply with Chapter 37 of the Madison General Ordinances regarding stormwater management. Specifically, this development is required to Reduce TSS by 80% off of the proposed development when compared with the existing site.
34. Complete an erosion control plan and complete weekly self-inspection of the erosion control practices and post these inspections to the City of Madison website - as required by Chapter 37 of the Madison General Ordinances.
35. The construction of this project will require the applicant shall enter into a City / Developer agreement for the required infrastructure improvements. The applicant shall contact City Engineering to schedule the development of the plans and the agreement. The City Engineer will not sign off on this project without the agreement executed by the developer. Obtaining a developer's agreement generally takes approximately 4-6 weeks, minimum. (MGO 16.23(9)c)
36. The approval of this zoning approval does not include the approval of the changes to roadways, sidewalks or utilities. The applicant shall obtain separate approval by the Board of Public Works and the Common Council for the restoration of the public right of way including any changes requested by developer. The City Engineer shall complete the final plans for the restoration with input from the developer. (MGO 16.23(9)(d)(6)).
37. The Applicant shall provide the City Engineer with a survey indicating the grade of the existing sidewalk and street. The Applicant shall hire a Professional Engineer to set the grade of the building entrances

adjacent to the public right of way. The Applicant shall provide the City Engineer the proposed grade of the building entrances. The City Engineer shall approve the grade of the entrances prior to signing off on this development. (POLICY)

38. The Applicant shall replace all sidewalk and curb and gutter which abuts the property which is damaged by the construction or any sidewalk and curb and gutter which the City Engineer determines needs to be replaced because it is not at a desirable grade regardless of whether the condition existed prior to beginning construction. (POLICY)
39. The Applicant shall provide the City Engineer with the proposed earth retention system to accommodate the restoration. The earth retention system must be stamped by a Professional Engineer. The City Engineer may reject or require modifications to the retention system. (POLICY)
40. All work in the public right-of-way shall be performed by a City licensed contractor. (MGO 16.23(9)(c)5 and MGO 23.01)
41. All damage to the pavement on Delaplaine Ct, Brooks St, Haywood Dr & Park St, adjacent to this development shall be restored in accordance with the City of Madison's Pavement Patching Criteria. For additional information please see the following link:
<http://www.cityofmadison.com/engineering/patchingCriteria.cfm> (POLICY)
42. The Applicant shall Construct Sidewalk to a plan approved by the City along Delaplaine Ct.

Madison Fire Department (Contact Bill Sullivan, 261-9658)

43. Provide fire apparatus access as required by IFC 503 2012 edition, MGO 34.503, as follows:
 - a) Aerial fire lanes shall be free from overhead obstructions. Obstructions shall not be located between the building and an aerial fire lane. Alternative measures to allow obstructions may include specific tree selection and placement; increased fire protection systems; and/or increased building fire resistance. Alternatives must be approved by MFD prior to site plan approval.
 - b) Please note that it is not the City of Madison's obligation to provide or accommodate aerial access via the public street or by removal of public street trees.
 - c) Aerial access may need to be provided on site.
44. Please consider allowing Madison Fire Dept. to conduct training sequences prior to demolition. Contact MFD Training Division to discuss possibilities: Lt Scott Bavery (608) 576-0600.

Parks Division (Contact Janet Schmidt, 261-9658)

45. Park impact fees (comprised of the Park Development Impact Fee per MGO Sec. 20.08(2) and the Parkland Impact Fee in lieu of land dedication per MGO Sec. 16.23(8)(f) and 20.08(6)) will be required for all new residential development. The developer must select a method for payment of park fees before signoff of the rezoning request. This development is within the Olin Turville Impact fee district (SI28). Please reference ID# 15159 when contacting Parks about this project.
46. The Parks Division will be required to sign off on the final plat prior to the issuance of building permits for the development.

Note: Conditions 46 has been added and Condition 47 has been revised as they pertain to the latest plan revisions, and impacts to trees in the public right of way.

47. Additional street trees are needed for this project. All street tree planting locations and trees species with the right of way shall be reviewed by City Forestry. Please submit a site plan (in PDF format) to Brian Meiller – bmeiller@cityofmadison.com or 266-4816. Approval and permitting of tree planting shall be obtained from the City Forester and/or the Board of Public Works prior to the approval of the site plan. Tree planting specifications can be found in section 209 of *City of Madison Standard Specifications for Public Works Construction* - <http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part2.pdf>.
48. With the exception of an 8" Honeylocust and an 11" Honeylocust currently located where driveways are proposed, all other existing street trees shall be protected. Please include the following note on the site plan: Contractor shall install tree protection fencing in the area between the curb and sidewalk and extend it at least 5 feet from both sides of the tree along the length of the terrace. No excavation is permitted within 5 feet of the outside edge of a tree trunk. If excavation within 5 feet of any tree is necessary, contractor shall contact City Forestry (266-4816) prior to excavation to assess the impact to the tree and root system. Tree pruning shall be coordinated with City Forestry. Tree protection specifications can be found in section 107.13 of *City of Madison Standard Specifications for Public Works Construction* -<http://www.cityofmadison.com/business/pw/documents/StdSpecs/2013/Part1.pdf>.

Traffic Engineering (Contact Eric Halvorson, 266-6527)

49. The building as currently designed is placed in the intersection vision clearance triangle as set forth in M.G.O. 27.05(2)(w)(bb). Applicant shall apply for a waiver of the vision clearance from the City Traffic Engineer as provided for in the ordinance. This may result in modifications to the building to provide adequate sight distance for motorists, bicyclists and pedestrians.
50. Applicant shall provide a 10' vision clearance along the property line at all access points to the site in conformance with M.G.O. 27.05(2)(w)(bb)
51. Development is likely to increase pedestrian traffic along Park Street. Applicant shall dedicate right of way or provide an easement of 3' along Park Street to construct an 8' public sidewalk.
52. Development is likely to increase pedestrian traffic along Delaplaine Ct. Applicant shall dedicate right of way or provide an easement of 6' along Delaplaine Ct to provide a 5' public sidewalk.
53. This site presents difficult constructability issues; access to neighboring sites must be maintained at all times, covered sidewalks will be constructed and maintained as soon as possible and little to no access to the Public Right-of-Way on Park St will be granted for construction purposes. Provide a detailed construction plan to Traffic Engineering for review by the Traffic Control Specialist (Mike Duhr) prior to final signoff.
54. Applicant shall provide a move in/out plan prior to final sign off for the proposed residential units.
55. The applicant shall submit one contiguous plan showing proposed conditions and one contiguous plan showing existing conditions for approval. The plan drawings shall be scaled to 1" = 20' and include the following, when applicable: existing and proposed property lines; parcel addresses; all easements; pavement markings; signing; building placement; items in the terrace such as signs, street light poles, hydrants; surface types such as asphalt, concrete, grass, sidewalk; driveway approaches, including those adjacent to and across street from the project lot location; parking stall dimensions, including two (2) feet of vehicle overhang; drive aisle dimensions; semitrailer movement and vehicle routes; dimensions of radii; and percent of slope.

56. The Developer shall post a security deposit prior to the start of development. In the event that modifications need to be made to any City owned and/or maintained traffic signals, street lighting, signing, pavement marking and conduit/handholes, the Developer shall reimburse the City for all associated costs including engineering, labor and materials for both temporary and permanent installations.
57. The City Traffic Engineer may require public signing and marking related to the development; the Developer shall be financially responsible for such signing and marking.
58. All parking facility design shall conform to MGO standards, as set in section 10.08(6).
59. Traffic Engineering will no longer be accepting paper plans; to ensure a timely review all submittals will include an electronic copy (.pdf preferred).
60. Along any public right-of-way classified as an arterial or a collector street the applicant can expect to be required to maintain a public walkway past the job site (e.g. via use of pile/lagging or other vertical shoring method).
61. The applicant shall submit for a review a commercial deliver plan. Included in this plan shall be vehicular turning movements demonstrating the use of on-site loading zones.

Metro Transit (Contact Tim Sobota, 261-4289)

62. Metro Transit provides daily bus service, at least once every 30 minutes all day, in the S Park St and Erin Street intersection - a short distance north of the project site.
63. Stop #0288, the bus stop and shelter for all southbound route directions, has 675 weekly scheduled trips (116 each weekday, plus 49 on Saturdays and 46 on Sundays).
64. Stops #0251 and #0904 (shelter), both serving northbound route directions, have 686 weekly scheduled trips (118 each weekday, plus 49 on Saturdays, and 47 on Sundays). [See attached file "820sps_METRO.pdf].

Water Utility (Contact Dennis Cawley, 266-4651)

65. All operating private wells shall be identified and permitted by the Water Utility in accordance with MGO 13.21. All unused private wells shall be abandoned in accordance with MGO 13.21.

Zoning Administrator (Contact Jenny Kirchgatter, 266-4429)

66. Section 28.185(7)(a)5 requires that if a demolition or removal permit is approved, it shall not be issued until the reuse and recycling plan is approved by the Recycling Coordinator, Mr. George Dreckmann (608)267-2626.
67. Section 28.185(10) Every person who is required to submit a reuse and recycling plan pursuant to Section 28.185(7)(a) 5. shall submit documents showing compliance with the plan within sixty (60) days of completion of demolition.
68. Section 28.185(9)(a) A demolition or removal permit is valid for one (1) year from the date of the Plan Commission approval.

69. Submit a revised lot coverage calculation for the proposed TSS zoned lot (Lot 6). Lot coverage will be calculated separately for the TSS zoned lot and for each of the proposed TR-C3 zoned lots. The maximum lot coverage in the TSS district is 85%.
70. A parking reduction will be required for the proposed mixed-use building per Section 28.141(5) for the residential portion of the project. Submit a request for a parking reduction including information to support the request with the final plan submittal. The parking requirements will be reviewed as the commercial tenant uses are established. Additional requests for parking reductions may need to be submitted prior to obtaining Zoning approval for each future commercial tenant space.
71. Per Section 28.141(4)(g), a minimum of 103 bicycle stalls are required for the residential portion of the mixed-use development plus 10 short-term guest stalls. The bicycle parking requirements will be reviewed for the commercial uses as the tenant uses are established. A minimum of two (2) short-term bicycle stalls are required for the commercial uses. Per Section 28.141(11), the required bicycle parking shall comply with short and long-term requirements for both the residential and non-residential uses. Provide a detail of the proposed bike racks.
72. Submit the landscape plan stamped by the registered landscape architect with the final plan submittal. Per Section 28.142(3) Landscape Plan and Design Standards, landscape plans for zoning lots greater than ten thousand (10,000) square feet in size must be prepared by a registered landscape architect.
73. Screening is required adjacent the Zoning district boundary between the TSS zoned lot and TR-C3 zoned properties. Screening shall be provided along side and rear property boundaries between commercial, mixed-use or industrial districts and residential districts. Screening shall consist of a solid wall, solid fence, or hedge with year-round foliage, between six (6) and eight (8) feet in height. Provide a detail of the screening fence.
74. Identify the refuse disposal area for the mixed-use building on the final plans. All developments, except single family and two family developments shall provide a refuse disposal area. Such area shall be screened on four (4) sides (including a gate for access) by a solid, commercial-grade wood fence, wall, or equivalent material with a minimum height of six (6) feet and not greater than eight (8) feet.
75. Submit a rooftop plan and identify any proposed rooftop mechanical equipment and screening. Per Sections 28.060(2)(f) and 28.142(9)(d), all rooftop mechanical equipment and utilities shall be fully screened from view from any street or residential district. Screens shall be of durable, permanent materials that are compatible with the primary building materials.
76. Provide details showing that the proposed mixed-use building meets the door and window opening requirements of Section 28.060(2)(d).
77. Signage approvals are not granted by the Plan Commission. Signage must be reviewed for compliance with Chapter 31 Sign Codes of the Madison General Ordinances and Chapter 33 Urban Design District ordinances. Signage permits are issued by the Zoning Section of the Department of Planning and Community and Economic Development.
78. Submit complete site plans for the five (5) proposed single-family lots showing compliance with the requirements of the TR-C3 zoning district. Site plans shall be submitted for the two (2) existing residences on Lots 1 and 2 and for the placement of the three (3) houses to be relocated to Lots 3, 4 and 5.
79. Show that the proposed parking areas for Lots 1 and 5 meet the design and location requirements for residential parking per 28.141(8)(c) and 28.141(9). A driveway must lead to a parking area that is located outside of the street side yard setback.
80. The Zoning Board of Appeals has approved a side yard variance for the existing residence at 831 S Brooks St (Lot 2).