

# VILLAGE OF HOMEWOOD



**BOARD AGENDA MEMORANDUM**

**DATE OF MEETING: January 14, 2025**

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**To:** Village President and Board of Trustees

**Through:** Napoleon Haney, Village Manager

**From:** Angela Mesaros, Director of Economic and Community Development

**Topic:** Zoning Variance to Construct a Driveway – 18148 Perth Avenue

## **PURPOSE**

The applicant, Ruth Fulwiley, owner of the property at 18148 Perth Avenue, wishes to construct a second driveway to provide vehicular access from Stewart Avenue. The property is a double frontage lot, with frontages on both Perth Avenue and Stewart Avenue. The residence faces Perth Avenue to the east.

The proposed driveway will extend 37' from the edge of the right-of-way on Stewart Avenue into the property. The driveway will be 16' in width. The Village Engineer has reviewed the driveway's construction and approved the design against access management and construction standards. The applicant has applied for a variance to construct a second driveway on Stewart Avenue.

## **PROCESS**

In 2022, the adjacent property (18140 Perth) was permitted to construct a second driveway off Stewart Avenue. The Village adopted a new Zoning Ordinance in 2023. Under the previous zoning ordinance, single-family properties with double-frontage lots could install additional driveways. The new driveway zoning standards restrict single-family residential lots to only one driveway per principal dwelling unit (Section 44-05-05.D (1) (a))

At its regular meeting on November 21, 2024, the Homewood Planning and Zoning Commission reviewed the request for the variation to add a second driveway. With all seven (7) members present, the Commission voted 6 to 1 (six in favor and one opposed) to recommend approval of the variance request. The Commissioner who voted against the variation expressed concerns about allowing additional driveways along Stewart Avenue.

## **OUTCOME**

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, considered the applicant's response to the Standards for a Variance, and incorporated the Findings of Fact into the record:

1. The subject property is a 0.61-acre site comprised of eight parcels located at 18148 Perth Avenue, near the intersection of Perth Avenue and Ravisloe Lane;

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2. The subject property is owned by Ruth Fulwiley;
3. The subject property is located within the R-2 Single-Family Residence zoning district;
4. The subject property is used as a single-family residence;
5. The subject property is a double frontage lot with frontages on two public streets: Perth Avenue and Stewart Avenue;
6. The zoning regulations restrict single-family residential properties to one (1) driveway per principal dwelling unit, as stated in Subsection 44-05-05.D(1)(a) of the Village Zoning Ordinance;
7. The applicant has requested a variance from Subsection 44-05-05.D(1)(a) of the Village Zoning Ordinance to construct a second driveway on Stewart Avenue;
8. The proposed driveway meets construction and access management standards found in local codes and ordinances of the Village of Homewood;
9. The proposed improvements meet all other applicable standards in the property's current zoning district (R-2 Single-Family Residence).

## FINANCIAL IMPACT

- **Funding Source:** N/A
- **Budgeted Amount:** N/A
- **Cost:** N/A

## LEGAL REVIEW

Completed

## RECOMMENDED BOARD ACTION

Pass an ordinance granting a variance for 18148 Perth Avenue to allow a second driveway on Stewart Avenue application by Ruth Fulwiley in the R-2 single-family residential zoning district, subject to the following condition: Construction plans must meet all the requirements of the Homewood building codes and ordinances as approved by the Homewood Building Division.

## ATTACHMENT(S)

Ordinance