

VILLAGE OF HOMEWOOD



BOARD AGENDA MEMORANDUM

DATE OF MEETING: April 9, 2024

To: Village President and Board of Trustees

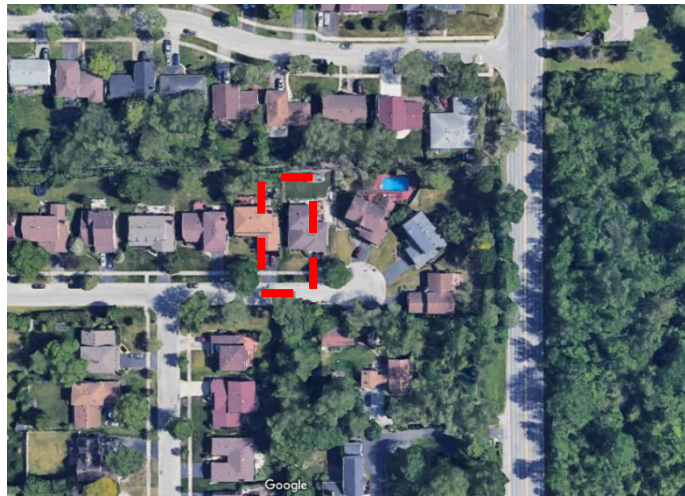
Through: Napoleon Haney, Village Manager

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

Topic: Driveway Expansion Variance at 2716 Debra Lane

PURPOSE

The applicants, Fred and Audrey Beauduy, have constructed a driveway expansion at their residential property at 2716 Debra Lane. The owners have recently replaced their driveway to respond to issues with the condition of the driveway and the impacts of the driveway on handicap vehicle access for residents of the home.



Section 44-05-05(D), Driveway Standards, of the Homewood Zoning Ordinance requires that the driveway for access to any residential property may not exceed a width equivalent to the garage door width of the home with 3' on either side of the garage door. The driveway is 22' 3" wide at the point where it meets the garage door of the home, extending 3' from the left side of the garage door and 5' 3" from the right side of the garage door. While the driveway does not exceed the maximum total width of 24' it exceeds the allowable width beyond the garage door.

PROCESS

The applicant constructed the driveway in late 2023. The driveway was inspected on November 15, 2023, as a part of the building review process and was determined to be non-compliant with the drawings approved for the site. The applicant applied for a variance, citing the need for additional space in the driveway for the use of the property. The purpose of the expansion is to allow for a greater unloading area to meet the unique needs of current residents due to the high slope and narrow pre-existing driveway.

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According to the applicants, the driveway was widened from the originally proposed 20' to the currently constructed 22' 3" to provide space for vehicle access with mobility assistance devices. Occupants of the home require walking assistance with canes, walkers, and other devices. The previous configuration was causing issues with accessing vehicles safely and comfortably with a wheelchair or walker.

In addition, the applicants addressed the condition of the driveway. The previous driveway was in poor condition and required resurfacing to ensure safety, avoiding slipping/tripping hazards, and other concerns. The original driveway was also narrower than neighboring driveways, with a width aligned with the outside edges of the garage door. The new driveway was extended to align with an existing path adjacent to the side of the house.

At the public hearing on March 14, 2024, the Planning and Zoning Commission considered the request for a variance from driveway width. At the hearing, the property owners were present. All four Commission members present voted to recommend approval of the requested variance.

OUTCOME

The Planning and Zoning Commission reviewed the application, heard testimony by the applicant, and considered the applicant's response to the standards for a parking variance. The following Findings of Fact by the standards set forth in Section 44-82 of the zoning ordinance may be entered into the record:

1. The subject property is located at 2716 Debra Lane and is owned by the petitioners, Mrs. Audrey Beauduy and Mr. Fred Beauduy. The PIN is 28-36-400-047-0000.
2. The subject property is located in the R-2 Single-Family Residential zoning district.
3. The subject property is occupied by a single-family residential home with a single two-car garage accessed by a driveway running perpendicular to Debra Lane. The driveway was constructed and cited for non-compliance with zoning requirements on November 15, 2023.
4. The driveway expansion has a maximum width of 22'3" on the property (apron in parkway/municipal ROW excluded).
5. The driveway expansion expands the driveway to 5' 3" beyond the eastern (right) edge of the garage door. The proposed variance will increase the maximum allowable width of the driveway, as measured from the edge of the face of the garage door, from 3' to 5' 3".
6. The slope of the driveway has approximately five degrees of slope.
7. The residents of the home regularly require the use of mobility assistance devices.
8. The proposed driveway expansion will not: alter the character of the neighborhood, injure or diminish the value of adjacent properties, or impair public health, safety, or welfare.

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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 from Section 44-05-05(D) Driveway Standards to allow a residential driveway beyond three feet from the edge of the garage door face on the property at 2716 Debra Lane.

ATTACHMENT(S)

Ordinance