

1001 N Marion St Parking Pad Addition

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Application for Public Hearing VARIANCE

YOU MUST PROVIDE THE FOLLOWING INFORMATION: IF ADDITIONAL SPACE IS NEEDED, ATTACH EXTRA PAGES TO THE PETITION.

Name of Business (if Applicable): N/A

Address/Location of Property in Question: 1001 N Marion St

Property Identification Number(s)(PIN): 16-06-113-024-0000

Name of Property Owner(s): Ira Ray & Nicole Ray

Address of Property Owner(s): 1001 N Marion St, Oak Park IL 60302

E-Mail of Property Owner(s): iraray@me.com Phone: 713-859-1672

If Land Trust, name(s) of all beneficial owners: (A Certificate of Trust must be filed.) _____

Name of Applicant(s) (if different than Property Owner): _____

Applicant's Address: _____

Applicant's Contact Information: Phone _____ E-Mail _____

Other: _____

Property Interest of Applicant: Owner _____ Legal Representative _____ Contract Purchaser _____ Other

(If Other - Describe): _____

Property Type: 1 or 2 Family Residential Multiple-Family Commercial Mixed-Use Hospital Institutional

Zoning District: R-1 R-2 R-3(50) R-3(35) R-4 R-5 R-6 R-7

DT (1-2-3) GC HS MS NA NC RR

H OS I

Describe Variance Proposal: Add a 15.5'x10' parking pad to the west of existing driveway for additional parking space. The driveway is not long enough for a car to park without blocking the sidewalk or other cars from getting out of the garage. The house is on a corner lot and additional parking spot would be off of the main street (N Marion). Parking off of the alley is not feasible due to existing trees, landscaping, and power poles.

Size of Parcel (from Plat of Survey): 7,960 Square Feet

Adjacent:	Zoning Districts	Land Uses
To the North:	<u>R-2</u>	<u>Single-Family Residential District</u>
To the South:	<u>R-2</u>	<u>Single-Family Residential District</u>
To the East:	<u>R-2</u>	<u>Single-Family Residential District</u>
To the West:	<u>R-6</u>	<u>Multi-Family Residential District</u>

Is the property in question currently in violation of the Zoning Ordinance? Yes No

If Yes, how? _____

Is the property in question currently subject to any zoning relief? Yes No

If Yes, how? _____

If Yes, please provide relevant Ordinance No.'s _____

Is the subject property located within any Historic District? Yes No

If Yes: Frank Lloyd Wright Ridgeland/Oak Park Gunderson

From what Section(s) of the Zoning Ordinance are you requesting approval / relief?

Article: 9.3 Accessory Structures and Uses Section: (A)(5)(b)

Article: 10.3 Off-Street Parking Design Standards Section: (C)(2)

Article: _____ Section: _____

Explain why, in your opinion, the grant of this request will be in harmony with the neighborhood and not contrary to the intent and purpose of the Zoning Ordinance or Comprehensive Plan;

The proposed location of the parking pad addition is consistent with nearby properties in similar circumstances (corner lots).

The parking pad would be adjacent to the existing driveway which will avoid curb cuts or removal of trees. The recommended location per the zoning ordinance would be a parking pad be off the southwest corner of the lot which would require removal of multiple trees and existing green space.

I (we) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

I (we) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Oak Park for the purpose of securing information, posting, maintaining and removing such notices as may be required by law.

KEA RAY / Nicole Ray
(Printed Name) Applicant

[Signature] / Nicole Ray
(Signature) Applicant

4/29/22
Date

KEA RAY / Nicole Ray
(Printed Name) Owner

[Signature] / Nicole Ray
(Signature) Owner

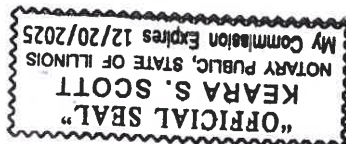
4/29/22
Date

Owner's Signature must be notarized

SUBSCRIBED AND SWORN TO BEFORE ME THIS

29 DAY OF April, 2022

[Signature]
(Notary Public) Keara S Scott



Zoning Administrators' Decision



Plan Review Corrections

Village of Oak Park
Permit Processing Division
123 Madison St
Oak Park, Illinois 60302

www.oak-park.us
708.358.5430
building@oak-park.us

April 26, 2022

Ira Ray
1001 N MARION ST
OAK PARK, IL 60302

**RE: 1001 N MARION ST OAK PARK IL 60302
PRRCA202201358**

Dear Applicant:

We have completed our review of the drawings submitted for the above-referenced project. The drawings are not approved at this time. The following comments shall be fully addressed and incorporated into the drawings prior to their approval. Please cloud and date all changes. **SUBMIT ALL RESPONSES, DOCUMENTS, CUT SHEETS AND REVISIONS ELECTRONICALLY THROUGH THE VILLAGE WEB PAGE PORTAL.**

Zoning Review (Reviewed By: Michael Bruce)

1. Section 9.3 (A) (5) (b) of the Zoning Ordinance requires that the parking space shall be located no closer to the front or corner side lot line than the front building facade line. Therefore, the parking pad must start at the southwest corner of the home and extend northward 18 feet. A parking stall shall be at least 8.25 feet by 18 feet deep.

SUBMIT ALL RESPONSES, DOCUMENTS, CUT SHEETS AND REVISIONS ELECTRONICALLY THROUGH THE VILLAGE WEB PAGE PORTAL. Every effort has been made to identify all code deficiencies however; failure to identify a code deficiency during plan review does not alleviate any obligation to comply with all applicable code provisions.

Although the Village strives for a quick turn-around on reviewing revised drawings, in fairness to other applicant?s awaiting review, projects that are not found to be in full compliance at the end of the third review are sent back into the review queue and are then handled on a first-come, first-served basis.

Sincerely,

Stacy Dexter

Proof of Ownership and/or Proprietary Interest

Disclosure of Beneficiaries of Land Trust

N/A

Project Summary

The proposed project is to install 18'x10' parking pad made of permeable pavers adjacent to the existing driveway. The home is located at 1001 N Marion St on the corner of N Marion St and Berkshire St. The property's front door and driveway is located on Berkshire St.

According to Zoning Ordinance Section 9.3 (A)(5)(b) below the proposed location of the parking pad is not in accordance with the requirement.

"5. Detached accessory structures, including those listed in this section and Section 9.4, must be setback as follows, unless otherwise permitted or restricted by this Ordinance:

b. No closer to the front or corner side lot line than the front building façade line, unless specifically allowed by this Ordinance. "

The current driveway is only 13.75' long and cars parked in the driveway block pedestrians from walking on the sidewalk. There is a nearby synagogue that congregants have to walk around our car to get to and from.

Due to the nature of being on a corner lot with the front façade being on the side street, the only other alternative location for additional parking would be off the alleyway at the west of the property. The challenge with the alley location is that there are multiple mature bushes and 5 trees at the back 15' of the lot that would require removal.

There are multiple **corner lot** homes within a few blocks of 1001 N Marion St that have a similar parking pad installed next to their driveway that are aesthetically pleasing. Sample photos are included in Other Submittal Items on page 13.

Response to Approval Standards

The strict application of the terms of the Ordinance will result in undue hardship unless the specific relief requested is granted.

The terms of the Ordinance will create a hardship on the homeowners due to additional costs of finding offsite parking since Oak Park does not permit long-term street parking. The current situation is also a burden on neighbors who currently have to walk around a car that is blocking the sidewalk. The existing driveway is only 13.75' long from the sidewalk.

The location that would meet zoning ordinance would be a hardship due to having to remove trees from the lot. This would be a significant financial cost, negatively impact the green environment of the lot, and remove the natural privacy screening between the backyard and the apartments on the adjacent lot. This would also have an effect on the aesthetics of the neighbors' properties as well.

The particular physical surroundings, shape or topographical conditions of the specific property impose a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were to be carried out.

The specific property is on a corner lot which limits the options for a parking addition. The main street (Marion) does not have curb cuts at this property, or a neighboring driveway either. The side street (Berkshire), which the front façade is located on, is not allowed to have a structure past the front door. This leaves the alleyway as the only option which is lined with trees, which would be expensive to remove and undesirable to maintain the character of the neighborhood.

The plight of the owner is due to unique circumstances inherent to the subject property and not from the personal situation of the owner and has not been created by any person presently having a proprietary interest in the property in question.

The property has unique circumstances being that it is a corner lot with few options to place an additional parking pad. The rear lot line adjacent to the alley is the only place to be utilized for additional parking. This space is currently lined with mature bushes and 5 medium / large trees.

The current proposal next to the existing driveway would maximize green space in the lot.

Plat of Survey



www.exactalandsurveyors.com | office: 773.305.4011



PROPERTY ADDRESS:
1001 N. MARION STREET OAK PARK, ILLINOIS 60302-1374

SURVEY NUMBER: IL2108.4250

DATE OF SURVEY: 09/07/21 **FIELD WORK DATE:** 9/3/2021

REVISION DATE(S):
(REV.1 9/7/2021)

POINTS OF INTEREST:
NONE VISIBLE

STATE OF ILLINOIS }
COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



Kenneth Kennedy

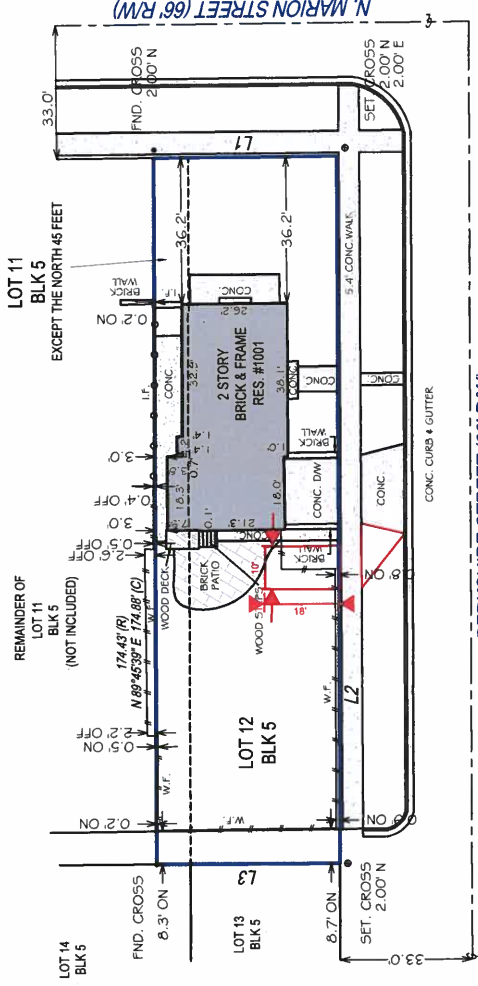
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 194008059-0008



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

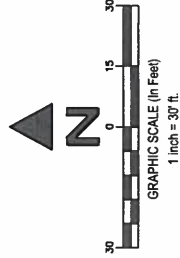


IL2108.4250
BOUNDARY SURVEY
COOK COUNTY



LINE TABLE:
L1 S 0°33'22" E 45.50' (C)
44.98'
L2 S 89°45'59" W 175.04' (R)
174.40' (R)
L3 N 0°21'08" W 45.48' (R)

TOTAL AREA OF PROPERTY SURVEYED 12111 SQ.FT.±



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS:
1001 N. MARION STREET, OAK PARK, ILLINOIS 60302-1374

SURVEY NUMBER: IL2108-4250

CERTIFIED TO:
IRA RAY AND NICOLE RAY, CHICAGO TITLE INSURANCE COMPANY,
CHURCHILL MORTGAGE

DATE OF SURVEY: 09/07/21

BUYER: IRA RAY AND NICOLE RAY

LENDER: CHURCHILL MORTGAGE

TITLE COMPANY: CHICAGO TITLE INSURANCE COMPANY

TITLE COMMITMENT: CLIENT FILE NO:

LEGAL DESCRIPTION:
5.12 AC. OF LAND, EXCEPT THE NORTH 45 FEET THEREOF, IN BLOCK 5, SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FLOOD ZONE INFORMATION:

JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES:

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
- Unless otherwise noted "SET" indicates a set on rebar, 5/8 inch in diameter and eighteen inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POIs) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POIs may not represent all items of interest to the viewer. There may be additional POIs which are not shown or called out as POIs, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, house dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYORS LEGEND:

LINETYPES	ABBREVIATIONS
Boundary Line	(C) - Calculated
Center Line	(DI) - Dead
Chain Link or Wire Fence	(F) - Field
Edge of Water	(IM) - Measured
Iron Fence	(PI) - Plat
Overhead Lines	(SI) - Survey
Structure	A/C - Air Conditioning
Survey Tie Line	A/E - Access Easement
Vinyl Fence	AME - Anchor Easement
Wall or Party Wall	ASBL - Accessory Setback Line
Wood Fence	B/W - Bay/Box Window
Asphalt	BC - Block Corner
Brick or Tile	BFF - Backflow Preventer
Concrete	BLDG - Building
Covered Area	BLK - Block
Water	BM - Benchmark
Wood	BR - Bearing Reference
Benchmark	BRL - Building Restriction Line
Center Line	BSMT - Basement
Central Angle or Delta	C - Curve
Common Ownership	CL - Center Line
Control Point	CP - Covered Porch
Catch Basin	C/S - Concrete Slab
Elevation	CATV - Cable TV Riser
Fire Hydrant	CB - Concrete Block
Find or Set Monument	CH - Chord Bearing
Guywire or Anchor	CHIM - Chimney
Manhole	CLF - Chain Link Fence
Tree	CME - Canal Maintenance Easement
Utility or Light Pole	CO - Clean Out
Well	CONC - Concrete
	COR - Corner
	CS/W - Concrete Sidewalk
	CUE - Control Utility Easement
	CVG - Concrete Valley Gutter
	D/W - Driveway
	DE - Drainage Easement
	DF - Drain Hole
	DH - Drill Hole
	DUE - Drainage & Utility Easement
	ELEV - Elevation
	EM - Electric Meter
	ENCL - Enclosure
	ENT - Entrance
	EOP - Edge of Pavement
	EOW - Edge of Water
	ESMT - Easement
	EUB - Electric Utility Box
	FDH - Found Drill Hole Monument
	FCM - Found Concrete Monument
	FF - Finished Floor
	FIP - Found Iron Pipe

FIP - Found Iron Pipe & Cap	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	PSM - Professional Surveyor & Mapper
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	PT - Point of Tangency
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	PUE - Public Utility Easement
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	R - Radius or Radial
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	R/W - Right of Way
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	RES - Residential
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	RGE - Range
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	ROE - Roof Overhang Easement
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	RP - Radius Point
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	S/W - Sidewalk
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	SBL - Setback Line
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	SCL - Screen
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	SEC - Section
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	SEP - Septic Tank
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	SEW - Sewer
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	SIRC - Set Iron Rod & Cap
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	SNWR - Storm Water Management Easement
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	SNAD - Set Nail and Disc Maintenance Easement
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	SQFT - Square Feet
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	STL - Survey Tie Line
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	STY - Story
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	SV - Sewer Valve
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	SWE - Sidewalk Easement
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	MF - Metal Fence
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	TBM - Temporary Bench Mark
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	TEL - Telephone Facilities
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	TOB - Top of Bank
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	TUE - Technological Utility Easement
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	TWP - Township
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	TX - Transformer
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	TY - Typical
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	UE - Utility Easement
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	UG - Underground
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	UP - Utility Pole
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	UR - Utility Riser
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	US - Overall
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	OFF - Outside Subject Property
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	VF - Vinyl Fence
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	W/C - Witness Corner
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	W/F - Water Filler
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	WI - Wood Fence
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	WM - Water Meter/Valve Box
FIR - Found Iron Rod	FIR - Found Iron Rod	FIR - Found Iron Rod & Cap	FIR - Found Iron Rod	WV - Water Valve

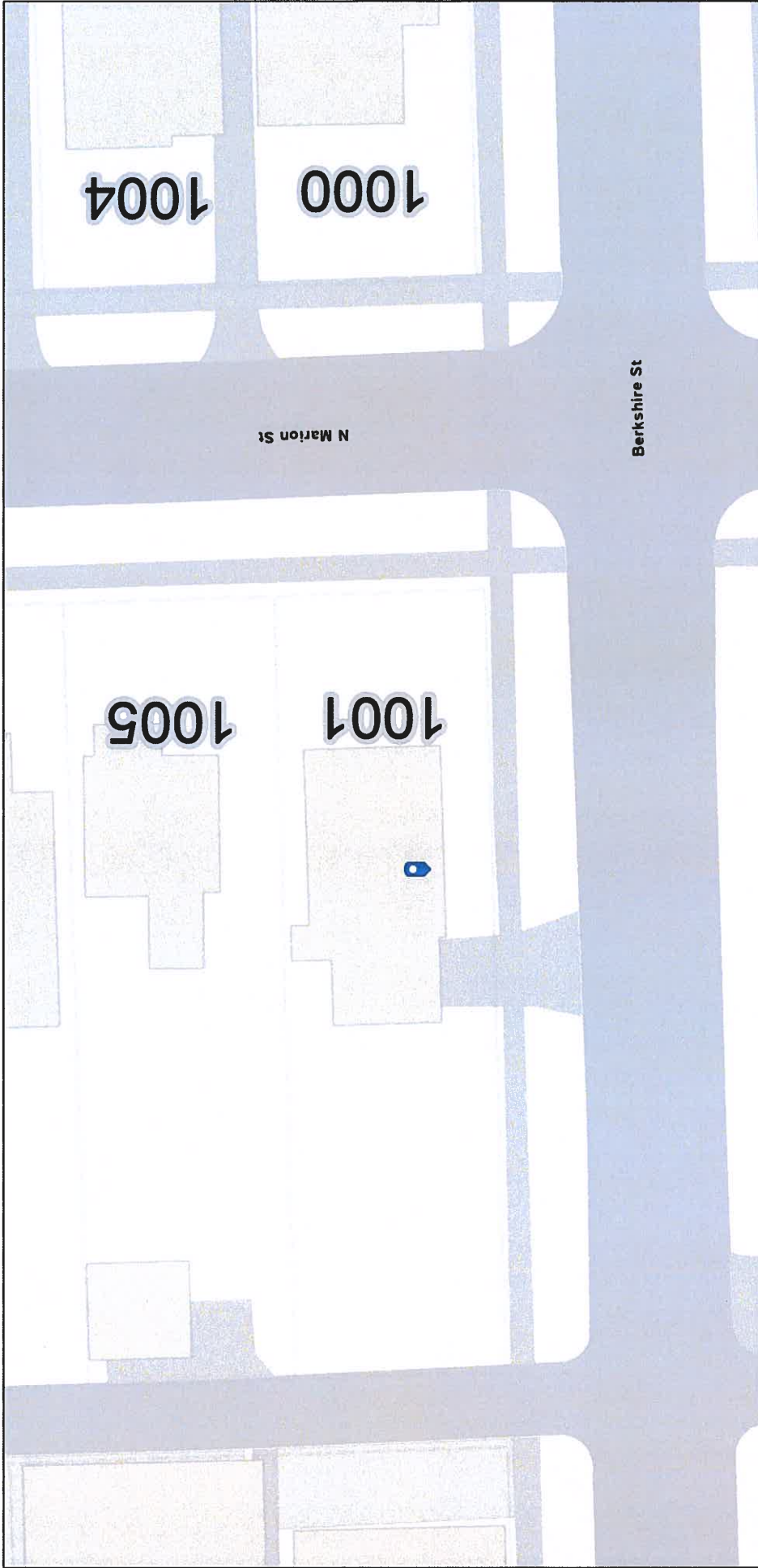


Exacta Land Surveyors, LLC
P/O 18408059
O: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

Location Map

1001 N Marion St - Parking Pad



April 28, 2022

▭ Municipal Boundary

▭ Parcel

▭ Street Label

1:250

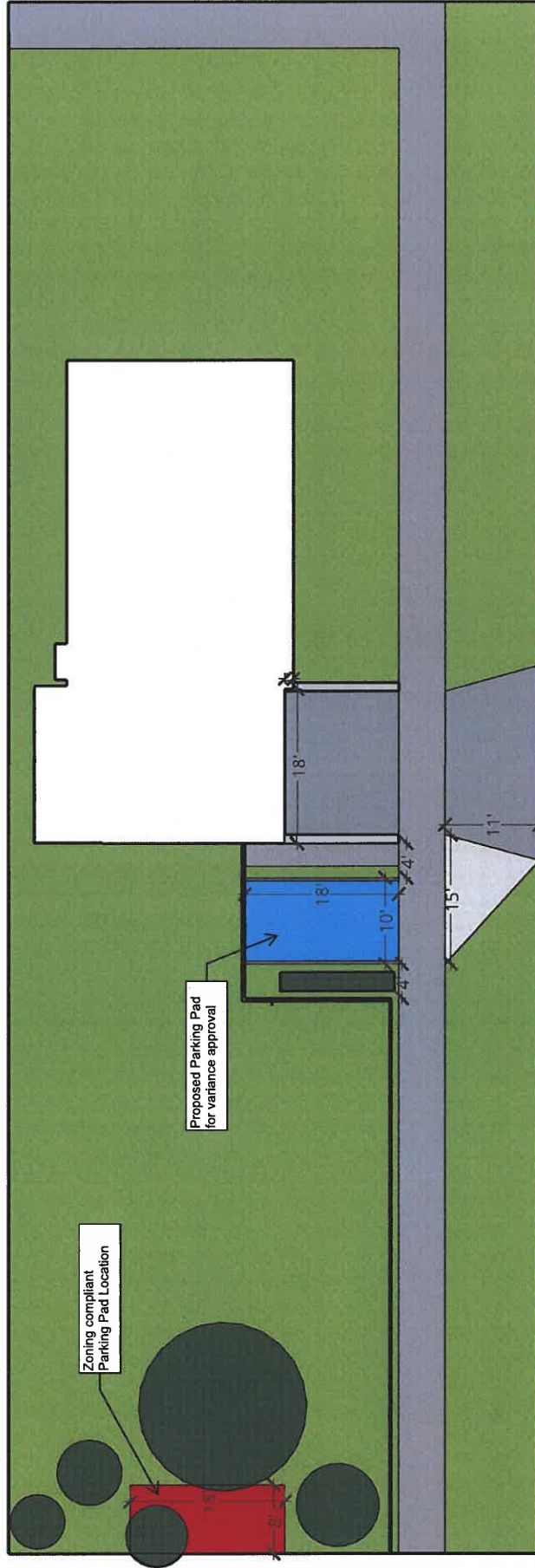
0 0 0 0

0.01 mi
0.01
0.01
0.02 km



GIS Consortium

Site Plan



Zoning compliant
Parking Pad Location

Proposed Parking Pad
for variance approval

Photographs of Surrounding Properties and Buildings

North



South



East



West



Other Submittal Items - Current Conditions

1001 N Marion St (Southwest corner) existing conditions shows trees on Rear Lot line where parking pad would need to be placed per Zoning Ordinance.



Other Submittal Items - Current Conditions



Other Submittal Items - Current Conditions



Other Submittal Items - Nearby Corner Lot Properties

Nearby properties with Parking Pads in front yard / side yard - **Aesthetically pleasing examples**



Other Submittal Items

Nearby properties with Parking Pads in front yard / side yard - **Aesthetically pleasing examples**

