



SURVEYING ENGINEERING LAND PLANNING

# *Northeast Civil Solutions*

INCORPORATED

[www.northeastcivilsolutions.com](http://www.northeastcivilsolutions.com)

41374

March 7, 2018

**RE: 9 Moody Street: Level 1 Minor Residential Site Plan Review – Driveway Separation Waiver Request**

The application for Level I: Minor Residential Site Plan Review for the proposed two-family dwelling located at 9 Moody Street would like to request a waiver for the need for a 20' separation in driveways along the Moody Street Right-of-Way.

In the pre-development state the existing driveway meets all applicable driveway separation standards set forth in the Technical Manual. Due to building design and setback requirements of the Residential-6 zone (R-6) the driveway must be relocated easterly on the site. Due to the garage area being underneath the proposed dwelling, setback restrictions force the location of the driveway within the 20' driveway separation required by the City. The proposed driveway will be located 15' from the easterly abutting properties point of access (measured at property line). While conforming to the required zoning setbacks, there is no possible alternative to conform to the 20' separation standard.

The zoning setback requirements for the R-6 zone create an inevitable non-conformity with the 20' driveway separation requirement. Granting of the requested waiver will allow for the proposed dwelling to conform to the required zoning setbacks, meanwhile allow for the necessary access to the proposed dwelling.