

October 1, 2013

Notes from DVD of Variance Appeal

June 21, 2012

1 South Grafton Street & East Kidder Street

169 – E -028,029,032& 033

-The Board determined that they could grant a variance for undue hardship for three aspects of section 14-403:

1. Reduce the width of the "street" to 16' – see condition #1.
2. Waive the requirement to build the street to the end of the lot – see condition #3
3. Waive the requirement to install granite curbing – see condition #2.

-The Board determined that the owner must work with public services to comply with the remaining provisions of section 14-403.

-There was discussion about an existing drainage ditch on the right side of the right of way for storm water and an existing storm drain at the corner of East Kidder and South Grafton.

-The owner stated that he would build the driveway with 18" of gravel and 3½" of pavement

-The owner stated that he would be bringing in water, sewer and electrical services down the right of way.

-Mike Farmer stated that section 14-403 requires the street to be built to city standards and that the city standard for the width of a residential street is 28'. Since the applicant is asking for a 16' wide driveway serving one property, the street will not meet city standards and therefore not be accepted by the City Council as a city street. The consensus of the discussion was that the 16' wide driveway would not be accepted as a city street. The owner seemed to be in agreement with this and understood that the city would not pick up trash or plow this driveway.

Attachments:

Dimensional layout – Condition #3

Conditions of Approval as part of ZBA Approval

Email from David Margolis-Pineo, 6-11-12