

### **1301 Morningside Drive – Variance Request for 8 Parking Spaces**

This information is being provided in support of the submitted Variance Application for 1301 Morningside Drive in July 2022.

#### City of Ann Arbor Unified Development Code Standards for Variance:

*That the alleged practical difficulties are exceptional and peculiar to the property of the Person requesting the variance, and result from conditions that do not exist generally throughout the City.*

A Child Care Center is permissible in the R1C Zoning District, upon issuance of a Special Exception Use Permit by the Planning Commission. This property is unable to meet the requirements of one parking space per caregiver due to the following considerations and City Code requirements:

- The size and configuration of the property are such that creating eight additional off-street parking spaces would require undesirable changes to the character of the neighborhood.
  - The removal of four mature trees
  - The addition of curb cuts - possibly exceeding code requirements specifying the maximum number
  - The creation of substantial impervious surface
  - Unappealing street frontage that is inconsistent with the neighborhood character due to replacing the existing grass with a parking lot.
- Creating sufficient parking would require the use of the property on the south side of the building, resulting in the loss of the outdoor classroom space that is required in order to be a licensed day care center.

*That the alleged practical difficulties that will result from a failure to grant the variance, include substantially more than mere inconvenience, inability to attain a higher financial return, or both.*

If the variance is not granted, the viability of this child care center will be compromised, a critical need in the Ann Arbor community.

*That allowing the variance will result in substantial justice being done, considering the public benefits intended to be secured by this chapter, the practical difficulties that will be suffered by a failure of the Board to grant a variance, and the rights of others whose property would be affected by the allowance of the variance.*

While there may be impact of additional trips at peak times to this business, the greater utilization of available on-street parking will provide a more efficient use of existing infrastructure, particularly with a Child Care Center where the traffic pattern is focused at narrow times of the day (drop off and pick up). This will additionally provide benefit to the immediate and surrounding neighborhoods, who like the city at large, have likely been impacted by a shortage of high quality child care options in the City.

*That the conditions and circumstances on which the variance request is based are not a self-imposed practical difficulty.*

The balance of these requirements are challenging for the establishment of a Child Care Center in the R1C Zoning District, given the configuration of this property.

*The variance to be approved is the minimum variance that will make possible a reasonable use of the land or Structure.*

While it is possible that 4 to 5 vehicles may park in the driveway, all vehicles would not be able to move/exit independently, therefore a requested variance of 8 vehicles is the minimum to achieve the proposed use.

Submitted and Attested