

### **Written Justification for Parking Land Use Variation**

The Toy Shop and Motolounge, recognizes that we have below standard code when it comes to parking. However, we are requesting for a reduced parking requirement due to our uniqueness and ability to park multiple bikes in one spot.

The property does not yield a reasonable return permitted under the conditions allowed by the regulations in our zone. However, as you can see from our parking study from our initial submittal on 9/28/2017 during a Bike Night, the most bikes we have had in the parking lot was at 8pm, these 56 bikes only occupied 16 spots and the cars occupied 8 additional spots. This shows that 24 spots were taken by both cars and vehicles leaving plenty of applicable spaces for other vehicles and more motorcycles.

The plight of the owner is due to unique circumstances because as mentioned above motorcycles typically park 4-6 to a space. We have even seen as many as 8 motorcycles in one space. During our busy times of the season it's common for large groups to ride in together to the shop, and often those who are riding together park together in one spot. These unique circumstances should be considered due to the conditions of a motorcycles size and being able to fit multiple motorcycles per space.

Should this variation, if granted, will not alter any of the essential character of the locality. All motorcycles will be parked safely in a parking spot or near designated areas such as the front of the shops driveway or near the garage. All motorcycles parked on the property of the Toy Shop and Motolounge will follow all laws, not blocking any entrances for safety, not blocking fire lanes, and leaving a clear path for any emergency vehicles.

Furthermore, we would also like to bring up the fact that two units within our building are currently vacant which take up 36 spots. As a brief background, our current unit was vacant for more than 10 years, so it's not uncommon for these units to sit vacant. On the west side of the building you will notice the rear parking to the adjacent building. We have monitored these spots to see how many vehicles have parked here over the past 2 months and we have noticed at most one vehicle park there for as long

as 3 hours. This rear parking does not allow access to the adjacent building through the back for customers. It also yields the potential for an additional 14 spots of parking that are not being used. Please reference the site plan for a visual point of view.

Due to the above-mentioned reasons, we are requesting you consider a reduced parking requirement due to us being able to maintain and regulate parking on the East side of the property. During special events or large sales, we hire security to control traffic flow and guide parking in and out of the shop. This ensures safety of the riders as well as the general public. We will continue to enforce parking within our property as well as any excessive noise. If you consider the 2 vacant units residing in our building this would give a surplus of 24 spots. Also, if you consider the rear parking of the adjacent unit on the west side, that's an additional 14 spots as well. In our 10 months on the property we have yet to see the entire parking lot full or more than half full. It's also worth mentioning our special events like bike nights we host were on Thursday nights, these events were our busiest times and at the start of the event Molecular Imaging would have been closed for an hour and almost always all their staff would be gone by 5:30, 30 minutes after they closed, 30 minutes before the start of bike night.