

LAND USE VARIATION CRITERIA – Parking Lot
1312 West Northwest Highway
Arlington Signs and Banners - Petitioner

1. The proposed business use will not alter the essential character of the locality as it relates to parking. We -Arlington Signs & Banners, only have three vehicles that are parked in the rear parking lot of this building daily and there is always plenty of parking spaces since the residential tenants leave early in the morning and the commercial tenants leave in the late afternoon. The parking will continue to be compatible with existing uses and zoning of nearby property.
2. The owner had had the tenant space available for almost a year and was glad to lease the space to us and knew that our employee vehicles would not have any issue with the parking spaces he had available
3. The proposed land use variation is in harmony with the spirit and intent of this Chapter and the parking will not be significantly impacted or a hardship to anyone in anyway.
4. The land use variation we are requesting is the minimum variance necessary to allow reasonable use of the property. Again, with only three vehicles that are parked at the building by our employees, the current spaces available (15) in the parking lot are more than sufficient without any modifications needed. Additionally, there is extra parking available along Princeton Avenue.

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DEVELOPMENT DEPARTMENT