

# Memo

**To:** Kay Dennis, City of Marianna

**From:** Mary-Margaret Farris, David H. Melvin, Inc.

**cc:** File

**Date:** 06-08-22

**Re:** Thomas Pines Apartments Parking Space Variance

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We would like to request a parking space variance for the proposed Thomas Pines Apartment development. Per the City Land Development Code section 4-6.8 Off-street Parking and Loading the proposed development requires the following parking spaces:

- 2 parking spaces per apartment unit plus 1 visitor space per 10 apartments (35 apartments) = 74 parking spaces
- 1 space per 300 SF office space (708 SF office space) = 3 parking spaces
- Total Parking Spaces Required (includes handicap spaces) = 77 parking spaces

The developer would like to request a variance for the one-bedroom apartments to only require 1 parking space per apartment unit instead of 2 parking spaces per apartment unit. Resulting in the following parking space breakdown:

- 2 parking spaces per 2-3 bedroom apartment plus 1 visitor space per 10 apartments (25 apartments) = 53 parking spaces
- 1 parking space per 1 bedroom apartment plus 1 visitor space per 10 apartments (10 apartments) = 11 parking spaces
- 1 space per 300 SF office space (708 SF office space) = 3 parking spaces
- Total Parking Spaces Required (includes handicap spaces) = 67 parking spaces

This would result in a reduction of 10 regular parking spaces, giving a total of 67 parking spaces (including handicap spaces) instead of 77 parking spaces (including handicap spaces).

Per the City Land Development Code section 2-6.6.1 Variances;appeals the following responses are required for variance requests:

- a. There are extreme practical or economic difficulties in carrying out the strict letter of this Code;**

The requirement of two parking spaces for single room apartments are not practical and would impose additional economic costs for the proposed development.

- b. Conditions for which the variance is being applied are unique or unusual to the site or structure in question;**

The variance request for the reduction in parking spaces based upon the minimum bedroom unit is unique to this proposed development as the development is intended for residence that have a limited income which could limit the resident to one or no vehicle for transportation. Surrounding municipalities (Towns, Cities and Counties) development code requirements provide parking space requirements for one-bedroom apartments to be 1 space for one-bedroom apartments and 2 spaces per 2 bedroom and more.

- c. The variance request is not based exclusively upon a desire to reduce the cost of developing the site;**

The reduction in parking spaces is not based exclusively upon a desire to reduce the cost of the development of the site but to reduce the impervious area and replace with landscaping islands to provide a reduction in the heat island effect.

- d. The proposed variance will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public;**

The proposed reduction in parking spaces will not substantially increase congestion on surrounding public streets, the danger of fire, or other hazard to the public.

- e. The proposed variance will not substantially diminish property values in, nor alter the essential character of, of the area surrounding the site;**

The proposed reduction in parking spaces will not decrease the property value nor alter the essential character of the surrounding area. The proposed development will increase the property values and compliment the character of the surrounding areas.

- f. The proposed variance will not decrease level of service standards as established in the Comprehensive Plan;**

The proposed reduction in parking spaces will not decrease or affect the level of service standards as established in the Comprehensive Plan.

- g. The effect of the proposed variance is in harmony with the general intent of this Code and the specific intent of the relevant subject area(s) therein.**

The proposed reduction in parking spaces in in harmony with the general intent of the Code as to provide the number of parking spaces based upon number of bedrooms within residential development.