

**CITY OF MARIANNA**  
**COMMISSION AGENDA MEMO**  
**DATE: 07/05/2022**

**ADMINISTRATIVE STAFF REPORT**

- Subject:** Request for a variance from *Marianna City Code, Land Development Code, Sections 4-1.7(3)(d)(ix) and 4-6.8 (2)*, which addresses parking spaces for a 35-unit apartment complex and accessory structures.
- Subject Background:** The Planning & Zoning Board met in regular session on June 27, 2022, reviewed the variance request, and recommended denial due to the likelihood of more than one person living in a single bedroom unit and more than one parking space being needed. Visitor parking was also discussed.
- Detail:** The applicant is requesting a variance from half the parking requirements for one-bedroom apartment units and all the club house parking for a total of 67 parking spaces.
- The City of Marianna Land Development Code provides minimum parking requirements for the City. The most lenient determination would require 74 parking spaces (67 for residential units, 4 for the club house (1050 square feet) and 3 for the office area excluding the laundry room (843 square feet). This is only an additional seven spaces.
- Recommendation:** Deny variance request.
- Potential Motion:** I move to deny the variance request from *Marianna City Code, Land Development Code, Sections 4-1.7(3)(d)(ix) and 4-6.8 (2)*.

Prepared by: Kay Dennis, Director

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