Amended Statement of Hardship
3700 Lifestyle Boulevard
CV05 – 001
February 25, 2005

The subject property is zoned L-C-4. In a C-4 zoning district, dwelling units are permitted on building levels that are above a ground floor commercial use. The building on the property contains apartments on the second and third floors. Currently, the first floor is comprised of commercial space, garage units serving as automobile garages for the residents occupying the second and third floors, and garage units serving as self-storage to the public at-large.

This council variance request is to permit conversion of some of the existing first floor garage space to uses limited to the following ancillary residential uses:

1. Laundry facility
2. Exercise / health facility
3. Leisure area
4. Visitor waiting area
5. Technical / Resource center
6. Security office *
7. Office for the director of residents *
8. Leasing office *
9. Snack shop / Convenience Store * (serving building residents only).

These uses shall be solely ancillary to the second and third floor residential uses and the applicant seeks to provide this space as an amenity to the residents of the building. The area dedicated to these ancillary residential uses shall be limited to the first floor of the cross hatched area on the attached exhibit.

The use of the property resulting from the grant of this variance will not adversely affect surrounding property owners nor endanger the public health, safety, comfort, morals, or welfare of the community. To the contrary, the proposed use of this portion of the existing building permits uses that are far less intense than uses currently permitted at this location. The requested variance will not dramatically affect the current conditions on the property and is necessary to assist the applicant in the serving the mixed-use nature of the property and the residents of the multi-family component.

* Uses with the * next to them are uses that are currently permitted under the zoning. No council variance is necessary to permit these uses.

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