

## RESOLUTION 20-\_\_

### A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FAIRFAX GRANTING A VARIANCE FOR A SECOND DRIVEWAY AT 181 MEERNA A AVENUE, ASSESSOR'S PARCEL NO. 002-162-20

**WHEREAS**, on May 21, 2020, at a duly noticed public hearing, the Planning Commission approved a Conditional Use Permit, Excavation Permit and Tree Removal Permit to allow a 123 square-foot expansion and remodel of the 1,199 square-foot first floor of the existing single-family dwelling to create a 1,322 square foot primary residence; and

**WHEREAS**, Fairfax Town Code Section 12.12.030 provides that a single-family residential property shall have no more than one, 20-foot-wide driveway located at least 40 feet away from any other driveway unless a Variance is granted by the Town Council; and

**WHEREAS**, on July 1, 2020, the Town Council conducted a duly-noticed public hearing on a Variance to consider the request to construct a second driveway to the proposed second carport at 181 Meernaa Avenue that would provide required parking for the main residence and the Accessory Dwelling Unit; and

**WHEREAS**, at the July 1, 2020, public hearing, the Town Council made the following findings:

1. The site's steep 34% slope, triangular shape, vegetation, and large 192-foot width are exceptional circumstances that necessitate the need for a second driveway. The existing parking is only one space and located some distance from the existing structure and within the required front yard setback. The second driveway will access additional parking that will be out of the required front setback and will be attached to the existing residential structure in an area already disturbed by accessory improvements.
2. The second driveway will provide access to additional parking for four vehicles while only removing one on-street parking space and will bring the property into compliance with current parking regulations.
3. The second driveway will not negatively impact neighboring properties being more than the required 40 feet away from their driveways and since the new parking structure located out of the required 10-foot front setback the second driveway will not negatively impact traffic traveling along Meernaa Avenue.

**NOW, THEREFORE, BE IT HEREBY RESOLVED**, that the Town Council of the Town of Fairfax grants the Variance to allow a second driveway approach at 181 Meernaa Avenue.

The foregoing resolution was duly passed and adopted at a regular meeting of the Town Council of the Town of Fairfax held in said Town on the 1<sup>st</sup> day of July 2020 by the following vote, to wit:

AYES:  
NOES:  
ABSENT:

---

RENEE GODDARD, Mayor

Attest: \_\_\_\_\_  
Michele Gardner, Town Clerk