

**SIDEWALK WAIVER REQUEST STAFF REPORT****Date: January 8, 2004****NAME**

Crane Legal (Andrew Crane, Agent)

**LOCATION**2607 Dauphin Street  
(South side of Dauphin Street, 125'+ West of the South terminus of Alexander Street)**PRESENT ZONING**

B-1, Buffer Business

**ENGINEERING****COMMENTS**

Cross section provided indicates only five-feet of right-of-way between back-of-curb and the property line, which would be inadequate for a sidewalk. Therefore, sidewalk waiver is recommended.

**URBAN FORESTRY****COMMENTS**

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties (State Act 61-929 and City Code Chapters 57 and 64).

**REMARKS**

The applicant is requesting the waiver of sidewalks along Dauphin Street for the site.

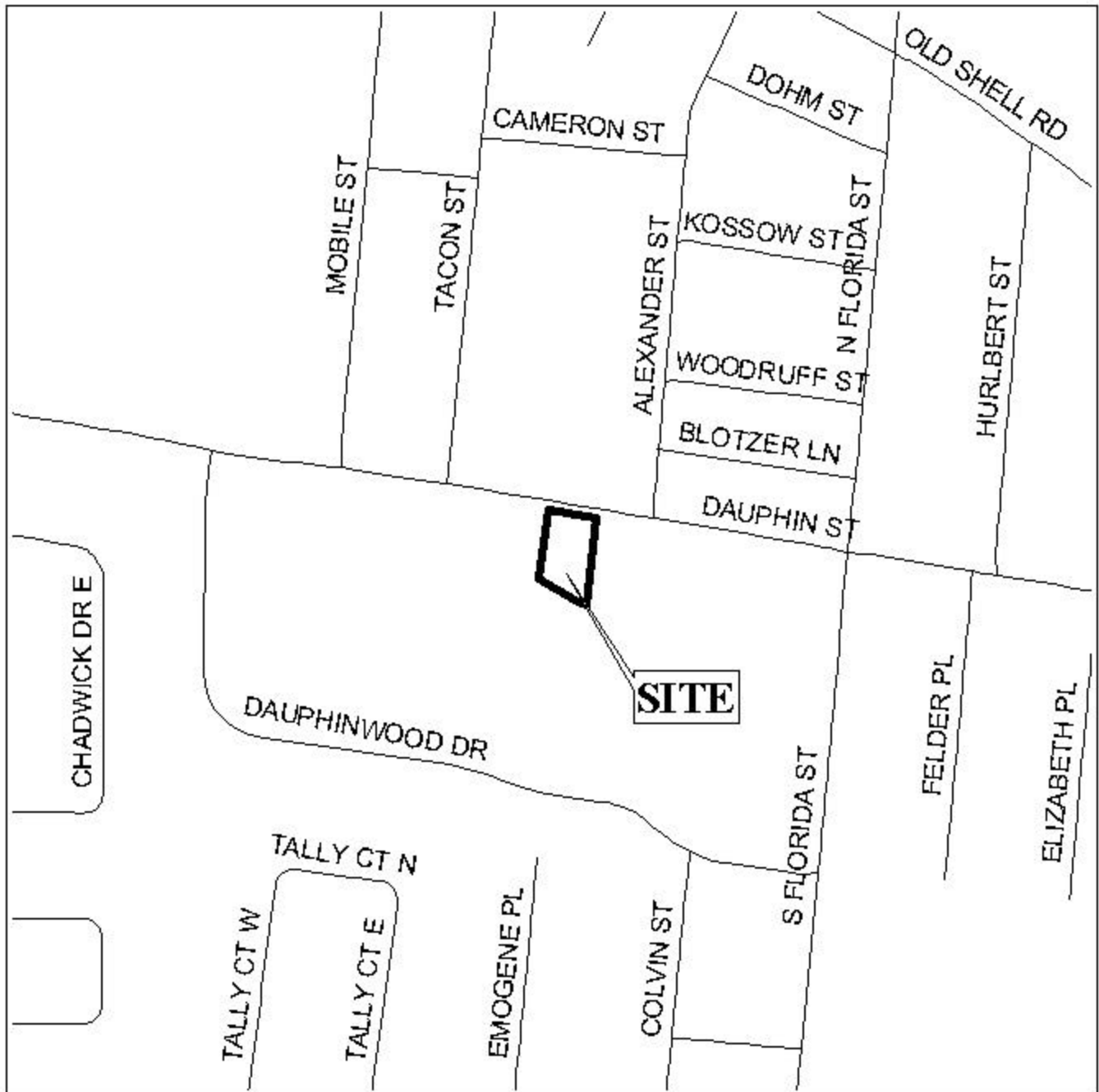
The applicant states that the construction of a sidewalk is not possible due to lack of room between the property line and the existing curb.

The topo and cross-section submitted by the applicant, as well as Engineering Comments, support the statement.

**RECOMMENDATION**

Based on the preceding, it is recommended that the sidewalk waiver be approved.

## LOCATOR MAP



APPLICATION NUMBER 39 DATE January 8, 2004  
APPLICANT Crane Legal ( Andrew Crane)  
REQUEST Sidewalk Waiver



# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



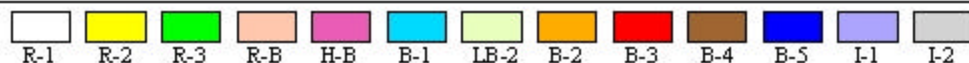
Located to the North of the site are miscellaneous offices and an apartment complex; to the East is a day spa. Located to the South of the site are miscellaneous warehouses; to the West is a restaurant.

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LEGEND



NTS

