

Protest against Case# PD13-29 (1405 McKinley Ave Special Use Request)

Katie Sanchez and Karl Wolf  
1406 McKinley Ave

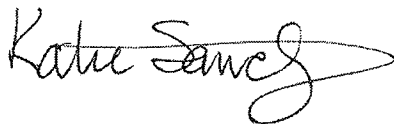
The Zoning code does not clearly state some critical information regarding the special use of Bed and Breakfast Type 1. The maximum number of bedrooms are defined, but nothing states the maximum number of guests. Similarly, the maximum duration of stay permissible before the B&B guest is no longer considered a "transient" resident is not clearly defined. Most of the few requirements listed in the Zoning code are difficult, if not impossible, to enforce. With the current guidelines, it is far too easy for someone to take advantage of this Special Use if it is granted.

The neighborhood is not an ideal setting for the kind of clientele you typically expect to stay at a Bed and Breakfast. The majority of the houses in this neighborhood are rental properties and, as such, poorly maintained.

Recently, the parking on this street was restricted to one side of the street (west side of the street only). Most houses on this street have 2-3 cars each. The neighborhood's proximity to campus further restricts the availability of on-street parking. When school is in session, there isn't enough parking on the street as it is. The B&B's current parking solution is to have tandem parking with 4 spaces in the garage and 4 in the driveway. This seems less than ideal, and the street does not have any additional capacity to accommodate overflow parking for the B&B at the time of year it should experience its greatest occupancy. Mr. Houck said home football games are the time occupancy should be highest.

Since August, I have had two different visitor vehicles back into my vehicles from the driveway at 1405. I live across the street and park one of our 2 vehicles in the street. For that reason, increasing the number of visitors at that house concerns me.

Thank you for your time and consideration.



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OF THE CITY CLERK  
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