

Town of Union Planning Department  
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*Town Of Union Planning Board*

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## Project Information Summary Sheet

### Town Of Union Contact Information:

Marina A. Lane, Senior Planner  
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planning@townofunion.com

**Application Number:** PB-005-2020

**Project Name:**

Manolo Parking: Area Variance for Driveway Width

**Project Address:**

2204 North Street

**Owner/Applicant Name:**

Manolo Realty, LLC / Menaliaos Samaras

**Engineer/Architect Name:** N/A

**Project Contact :**

Menaliaos Samaras

### Project Description:

Manolo Realty, LLC submitted an application to construct a parking lot in the rear yard of 2204 North Street. The property is located in a Neighborhood Commercial Zoning District and the use is permitted. Per Code, a 24-foot wide access driveway for two way traffic is required for a commercial parking lot. There is a set of exterior stairs on the west side of the building that restrict the possible width of a new driveway to 13-feet. Therefore, Manolo Realty, LLC applied for a driveway width variance of 11-feet.

**Status:**

The Planning Board recommended the ZBA approve the driveway width variance as the use is low-intensity, and to alleviate on-street parking. If the variance is granted, the applicant shall be required to submit plans for site plan review with the Planning Board.