

**BACKGROUND
CONTINUED**

There is a single water meter. The property contains one (1) gravel parking space at the front off of Maple Street. Additional gravel parking is located at the rear of the lot, taking access off of the alley. Staff informed the applicant that the gravel parking space at the front should either be paved or defined, contained and maintained as required by Section 36-513 of the Code (the parking in yards regulations).

The Planning Commission reviewed this request at their April 25, 2019, meeting and there was one (1) registered objector present who stated he did not object to the duplex zoning but had concerns about the condition of the property. Please see the attached Planning Commission minutes for Staff's Analysis and the Commission's action.