



Date: November 9, 2004
To: Mayor O'Neill and City Council
From: Frank Colonna, Council Member, Third District *FC*
Subject: BELMONT SHORE SUBSTANDARD GARAGES

There are a number of residential properties in Belmont Shore that were developed at a time when small, substandard sized garages were the norm. A number of these garages remain and are essentially unusable due to their size or location on the property.

Several constituents have reported that they would be willing to demolish their non-functional one-car garages and replace them with a carport capable of accommodating two cars. Currently, the Zoning Regulations would require that a demolished garage be replaced with a new garage. As this is an area of the City that experiences a great deal of demand for curbside spaces, this seems like an issue that is worthy of analysis by the Department of Planning and Building and the Planning Commission.

I respectfully request that the City Council refer this matter to the Planning Commission to investigate amending the Zoning Regulations in the Belmont Shore area to allow the replacement of one-car garages with carports.

FC/ag