





Objectionable Conditions

- Driveway Right-of-Way Limited Purpose for Only 3 Single-Family Dwellings.
- Right-of-Way not Suited or Capable of Supporting Proposed Eight New Dwelling Units, Visitors, Deliveries, Trash Collection, Move-In and Move Outs.
- Too Narrow for Required Two-Way Circulation.
- Too Narrow for Required Turning Movements.
- Too Narrow to Prevent Blockage by Expected Increase in Vehicular and Pedestrian Access.
- Proposed Use will Create Safety Hazards.
- Driveway Users will Encroach Beyond Narrow Right-of-Way.
- Illegal Parking at 4465 MacArthur Encouraged.

Objectionable Conditions

- Excessive Wear and Tear on Driveway.
- No Communication from Applicant Seeking Increased Use.
- No Provision for Increased Costs of Repair and Maintenance.
- Proposed 4 Parking Spaces Encroach on Reciprocal Rights of Way for 4457 and 4459 MacArthur.

Conclusion

Applicant has not met its Burden of Proof that Pedestrian and Vehicular Access Can Be Provided without Creating Numerous and Sustained Objectionable Conditions to 4459, 4461 and 4465 MacArthur Boulevard.