

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: December 5, 2011****CASE NUMBER**

5677

APPLICANT NAME

Horace Jones

LOCATION3416 Beltline Park Drive North
(Northeast corner of Beltline Park Drive North and East
I-65 Service Road North).**VARIANCE REQUEST****PARKING SURFACE:** Parking Surface Variance to allow a gravel parking area for heavy equipment sales and display in an I-1, Light Industry District.**ZONING ORDINANCE
REQUIREMENT****PARKING SURFACE:** The Zoning Ordinance requires heavy equipment sales and display areas to be paved with asphalt, concrete, or an approved alternative paving surface in an I-1, Light Industry District.**ZONING**

I-1, Light Industry

AREA OF PROPERTY

0.7± Acre

**ENGINEERING
COMMENTS**

No comments

**TRAFFIC ENGINEERING
COMMENTS**

No comments.

**CITY COUNCIL
DISTRICT**

District 1

ANALYSIS

The applicant is requesting an extension of approval for a Parking Surface Variance to allow a gravel parking area for heavy equipment sales and display in an I-1, Light Industry District; the Zoning Ordinance requires heavy equipment sales and display parking areas to be paved with asphalt, concrete, or an approved alternative paving surface in an I-1, Light Industry District.

Since the original approval on May 2, 2011, the applicant has applied for a building permit to locate the proposed modular building on the site but is having elevation problems with the site plan required for the issuance of the permit.

Extensions for variance approvals are not uncommon for appropriate reasons, and further time to finalize development plans would be considered an appropriate request. However, as variance approvals are good for a six-month period, such is also the case for extensions. Therefore, the granting of a six-month extension would be appropriate.

RECOMMENDATION: Based on the preceding, this application is recommended for approval for six months, until June 5, 2012.

LOCATOR MAP



APPLICATION NUMBER 5677 DATE December 5, 2011

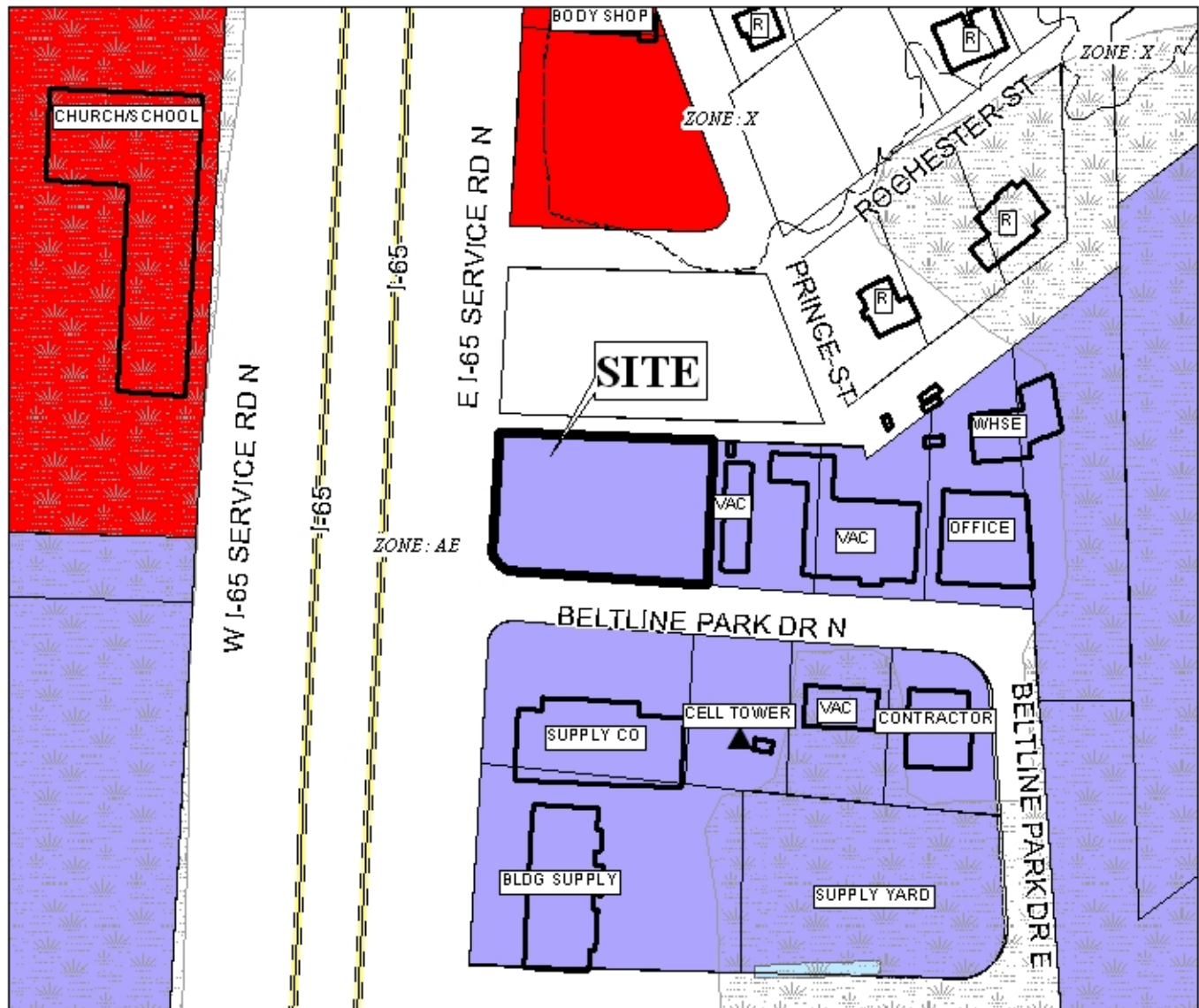
APPLICANT Horace Jones

REQUEST Parking Surface Variance



NTS

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING


















There are single family residential units to the northeast of the site and industrial land use to the south and east.

APPLICATION NUMBER 5677 DATE December 5, 2011

APPLICANT Horace Jones

REQUEST Parking Surface Variance

LEGEND

 R-1	 R-2	 R-3	 R-A	 R-B	 H-B	 T-B	 B-1	 LB-2	 B-2	 B-3	 B-4	 B-5	 I-1	 I-2	NTS
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BOARD OF ADJUSTMENT

VICINITY MAP - EXISTING ZONING



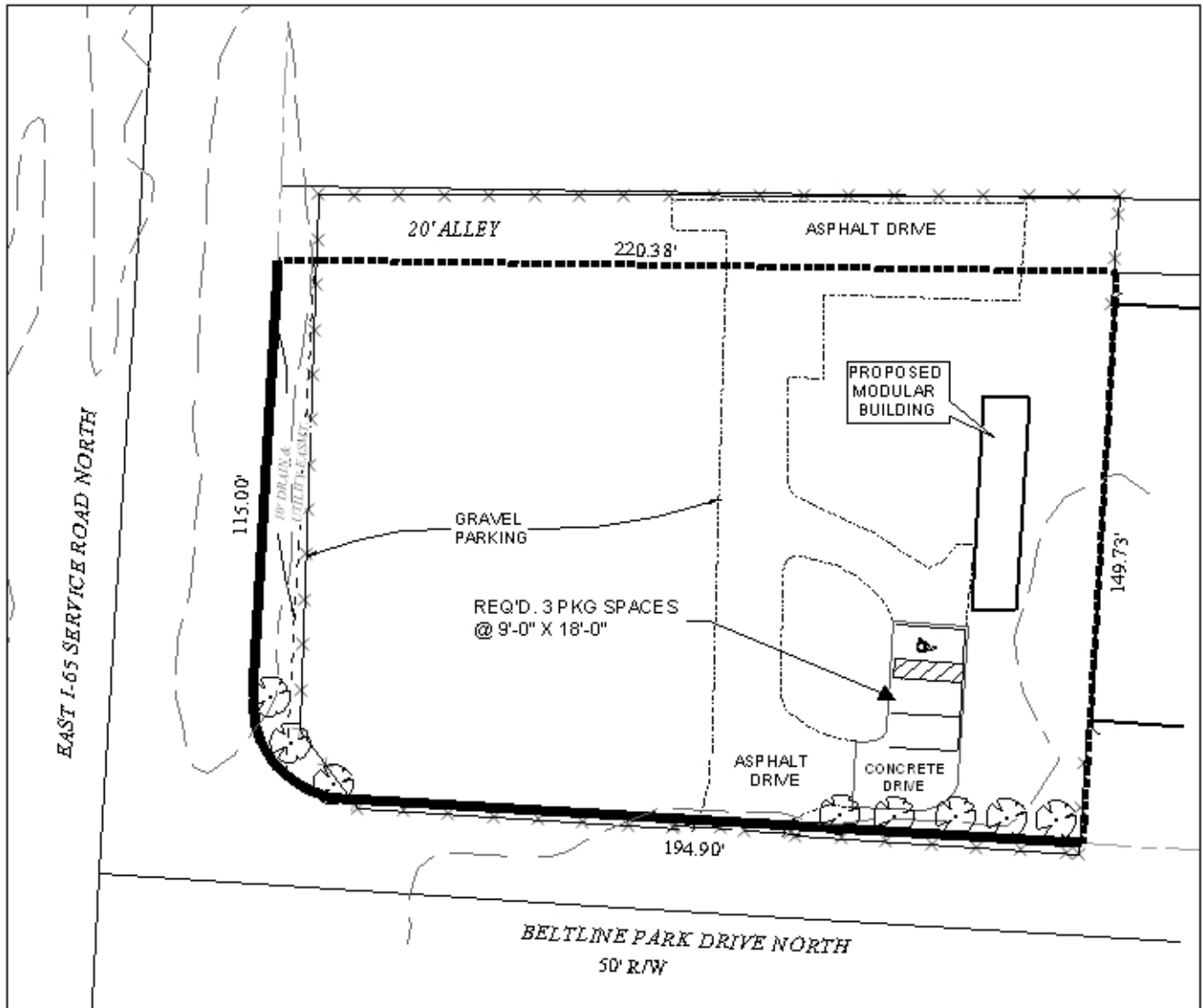
There are single family residential units to the northeast of the site and industrial land use to the south and east.

APPLICATION NUMBER 5677 DATE May 2, 2011
APPLICANT Horace Jones
REQUEST Parking Surface Variance



NTS

SITE PLAN



The proposed modular building, parking, and asphalt drives are illustrated in the site plan.

APPLICATION NUMBER 5677 DATE December 5, 2011
 APPLICANT Horace Jones
 REQUEST Parking Surface Variance

