

**BOARD OF ZONING ADJUSTMENT  
STAFF REPORT****Date: January 6, 2020****CASE NUMBER**

6207

**APPLICANT NAME**

Government Street Holdings, LLC c/o Melanie Bunting

**LOCATION**911 Government Street  
(South side of Government Street, 150'± East of Marine Street).**ANALYSIS**

This is a request for a six-month extension of previously approved Tree Planting, Landscaping Area, and Access and Maneuvering Variances to allow no tree plantings, reduced landscape area, and substandard access and maneuvering for a proposed mixed-use occupancy in an R-B, Residence-Business District. The approval was subject to the following:

1. *Revision of the site plan to illustrate 90-degree parking stalls;*
2. *Revision of the site plan to illustrate one (1) van-accessible space in compliance with IBC and ADA standards, if required;*
3. *Revision of the site plan to illustrate curbing or wheel stops where traffic could potentially extend onto adjacent property;*
4. *Placement of a note on the site plan stating curbside trash pickup will be utilized;*
5. *Provision of a revised site plan to Planning and Zoning staff prior to the issuance of any permits;*
6. *Acquisition of all necessary permits for construction or land disturbing activities; and,*
7. *Compliance with all other applicable Codes and Ordinances.*

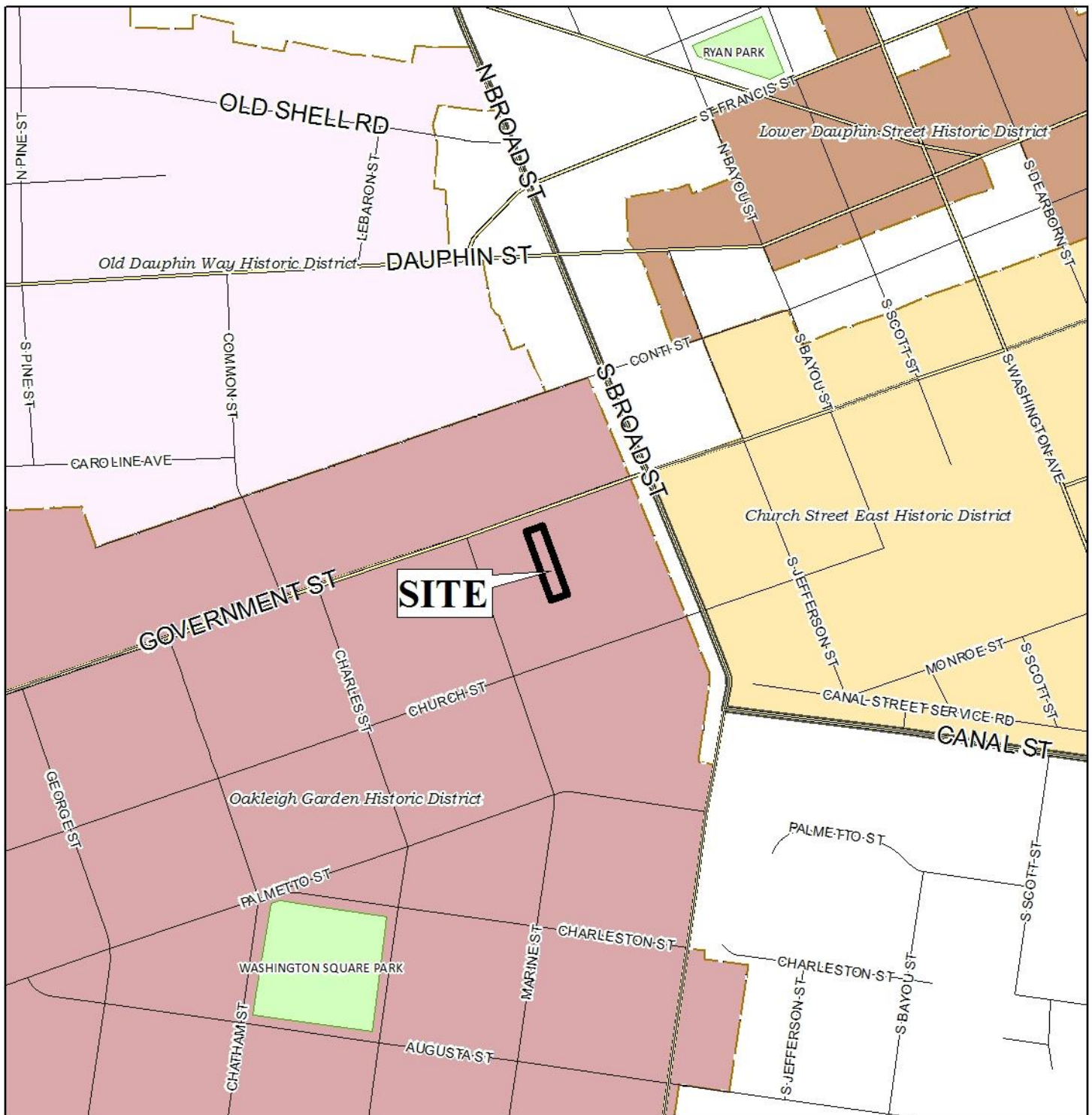
This is the second extension request since the variance was originally approved at the Board of Zoning Adjustment's September 10, 2018 meeting. The Board approved the first extension at its April 1, 2019 meeting, where the applicant detailed a delay in architectural plans as justification for the request. The applicant states the justification for the second extension as, "*property is currently in the permitting process.*"

On April 10, 2019 the applicant submitted materials to the Permitting Department requesting a building permit, which required two re-submittals to address various deficiencies associated with the plans. Ultimately, the building permit plans were approved though not issued by staff on November 26, 2019. Similarly, materials were submitted on September 6, 2019 requesting a land disturbance permit. The land disturbance plans also required two re-submittals prior to being approved by staff on November 26, 2019. Due to the previous extension expiring during the time period that the plans were submitted and approved, planning staff required the applicant complete a second extension request, prior to the release of said permits.

There have been no changes in the surrounding area that would affect the variance as previously approved, nor have there been any changes to the regulations which would affect the previous approval.

**RECOMMENDATION:** Based on the preceding, staff recommends approval of a six-month extension to allow for the issuance of permits; however the applicant should be aware that future extensions are unlikely.

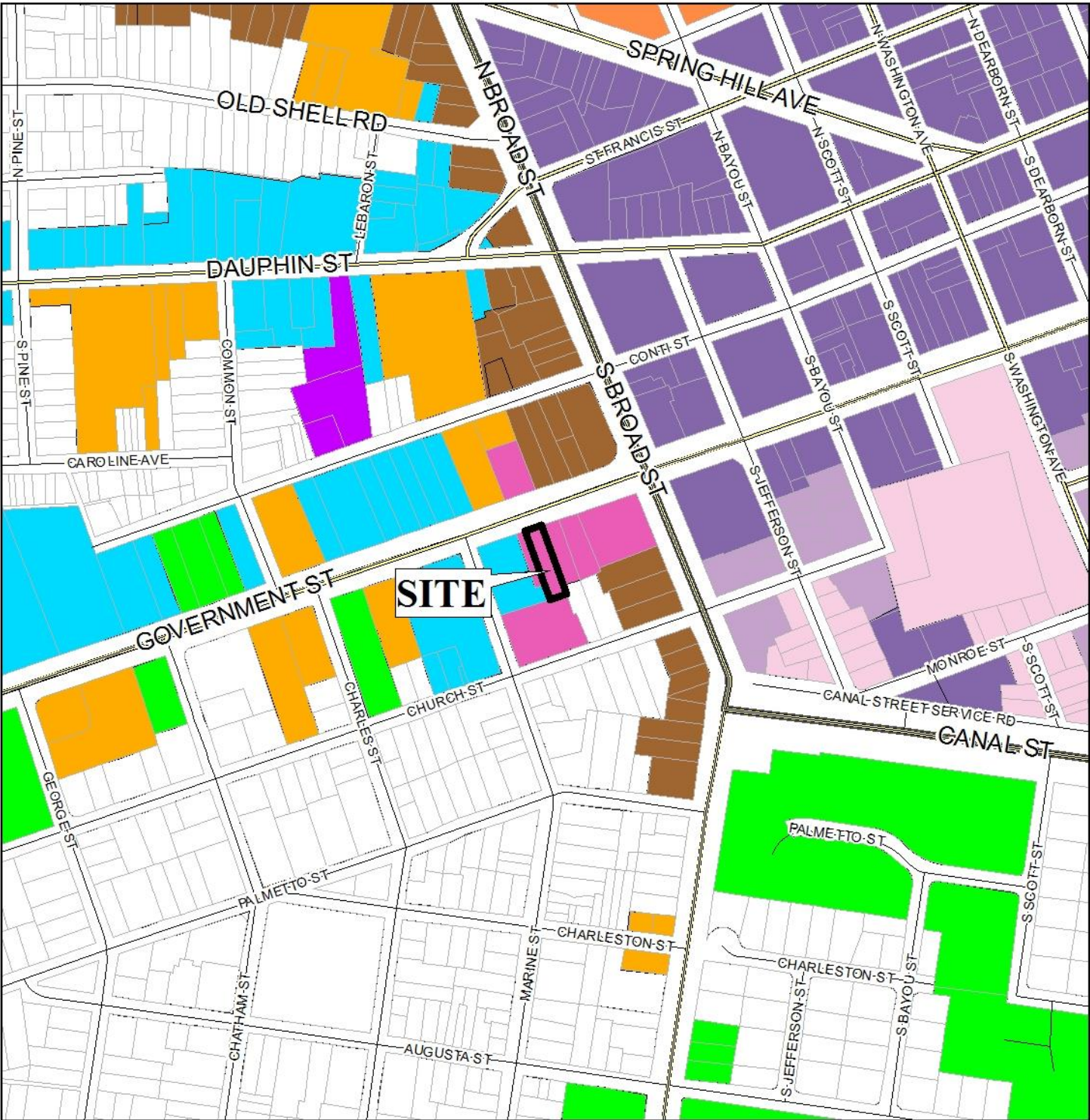
# LOCATOR MAP



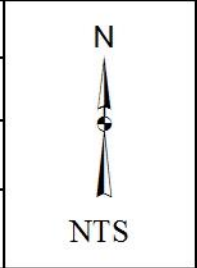
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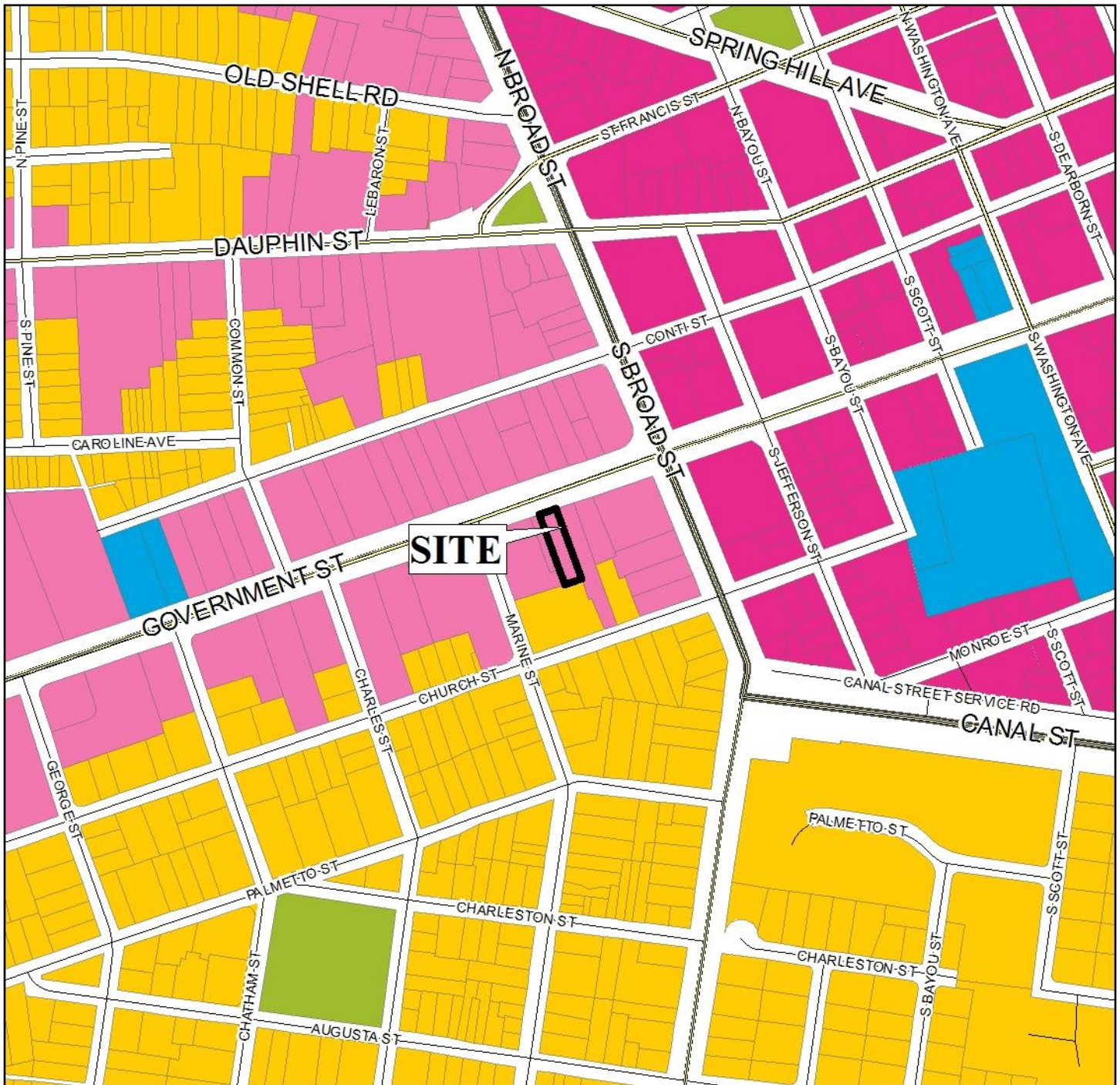
## LOCATOR ZONING MAP



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# FLUM LOCATOR MAP

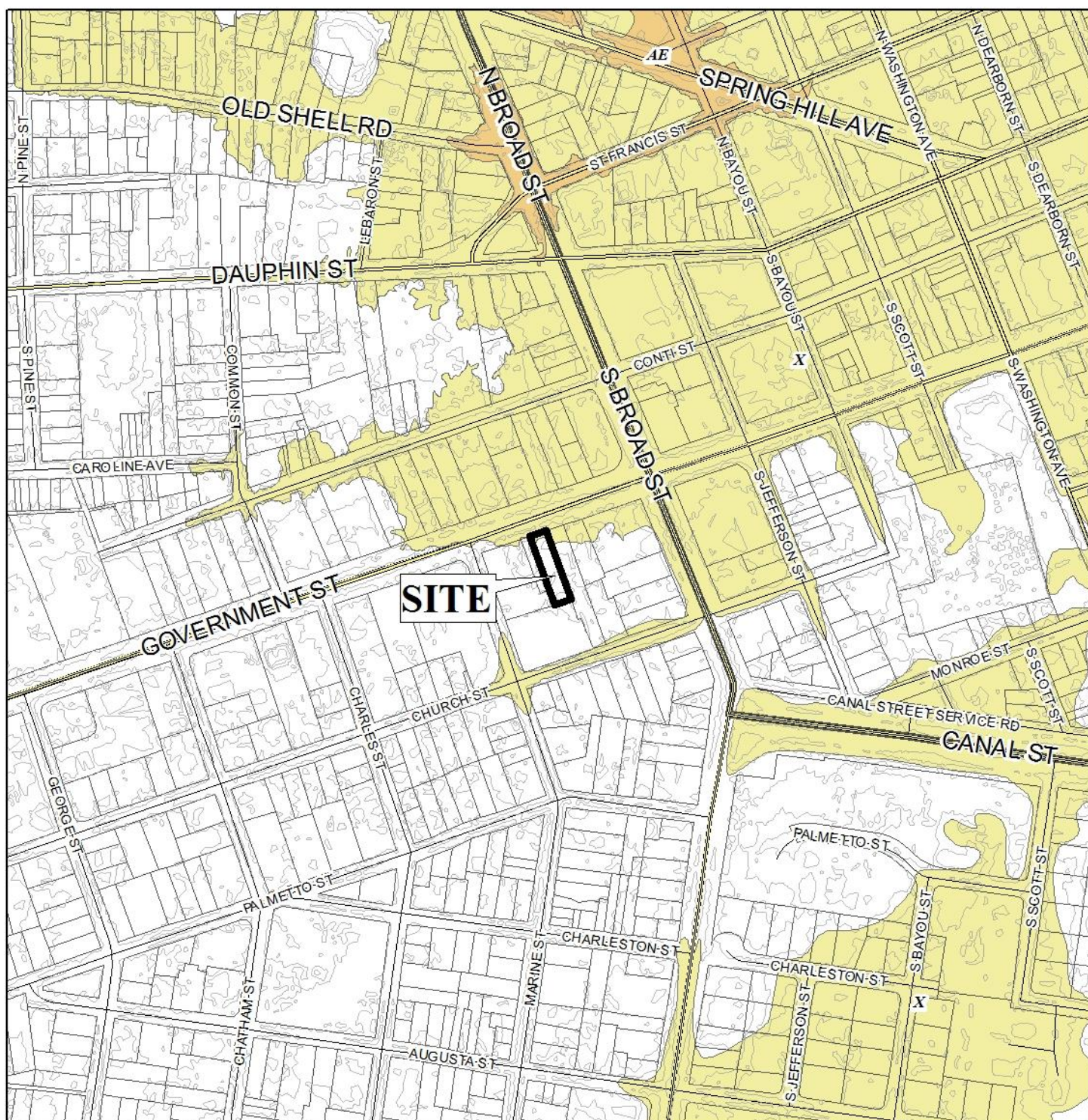


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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



## ENVIRONMENTAL LOCATOR MAP



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# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous residential and commercial units.

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R-A	R-3	T-B	B-2	B-5	MUN	SD-WH	T5.1
R-1	R-B	B-1	B-3	I-1	OPEN	T3	T5.2
R-2	H-B	LB-2	B-4	I-2	SD	T4	T6



# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL

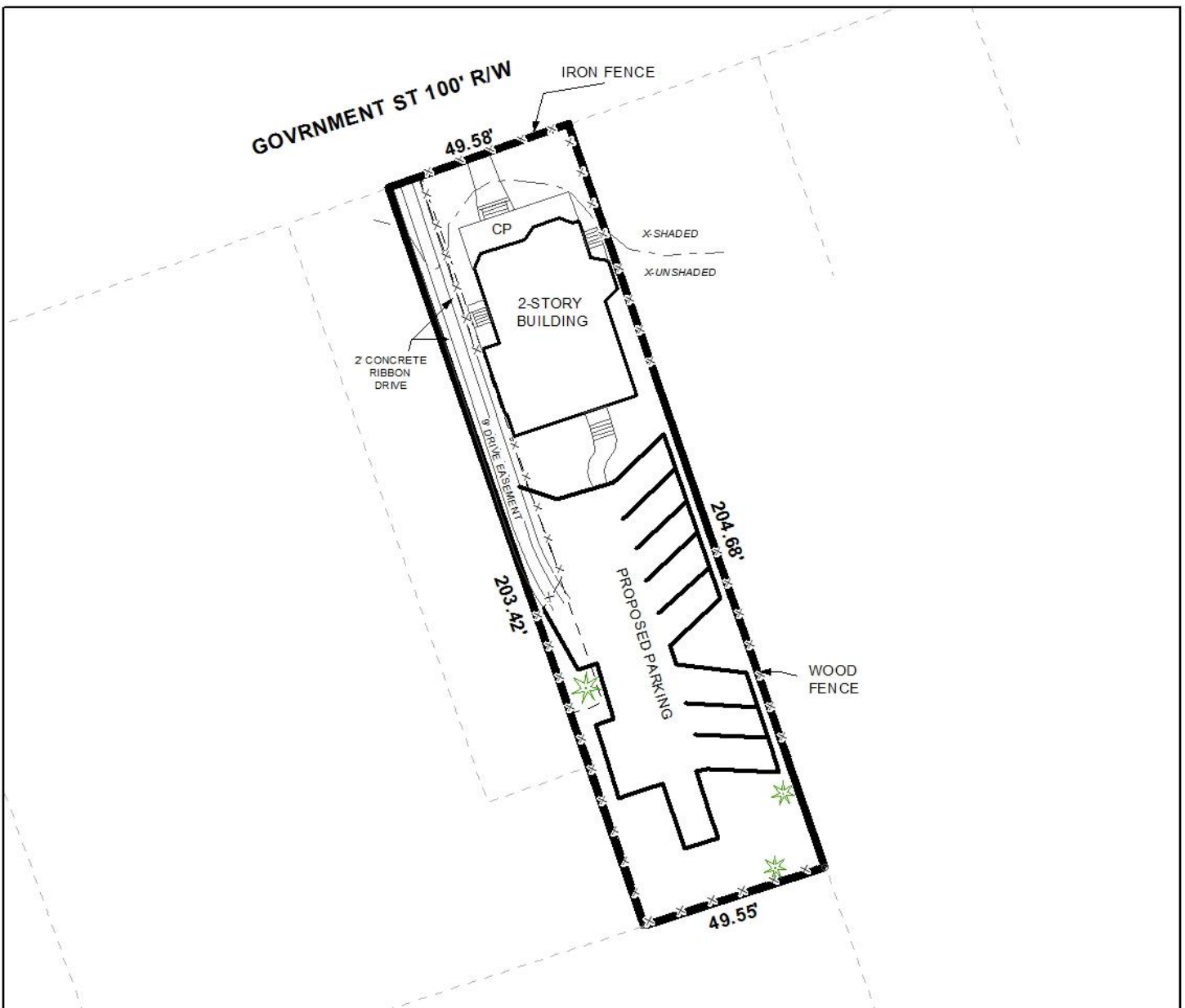


The site is surrounded by miscellaneous residential and commercial units.

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# SITE PLAN



The site plan illustrates the existing building, drive, easement, and proposed parking.

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