

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: July 2, 2012****CASE NUMBER**

5677

APPLICANT NAME

Horace Jones

LOCATION

3416 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 received a six-month extension on December 5, 2011. That extension approval was based upon the fact that the applicant applied for a building permit to locate the proposed modular building on the site but was having

elevation problems with the site plan required for the issuance of the permit. There were active building case activities for the site at that time, but there has been no case activity since October, 2011. The one-lot subdivision required for the site was finalized in February, 2012.

The applicant states that this extension request is based upon his delayed retirement and opening of the proposed business due to the need to maintain hospitalization insurance for his wife's illness. The business for the site is now proposed to open before December 31, 2012.

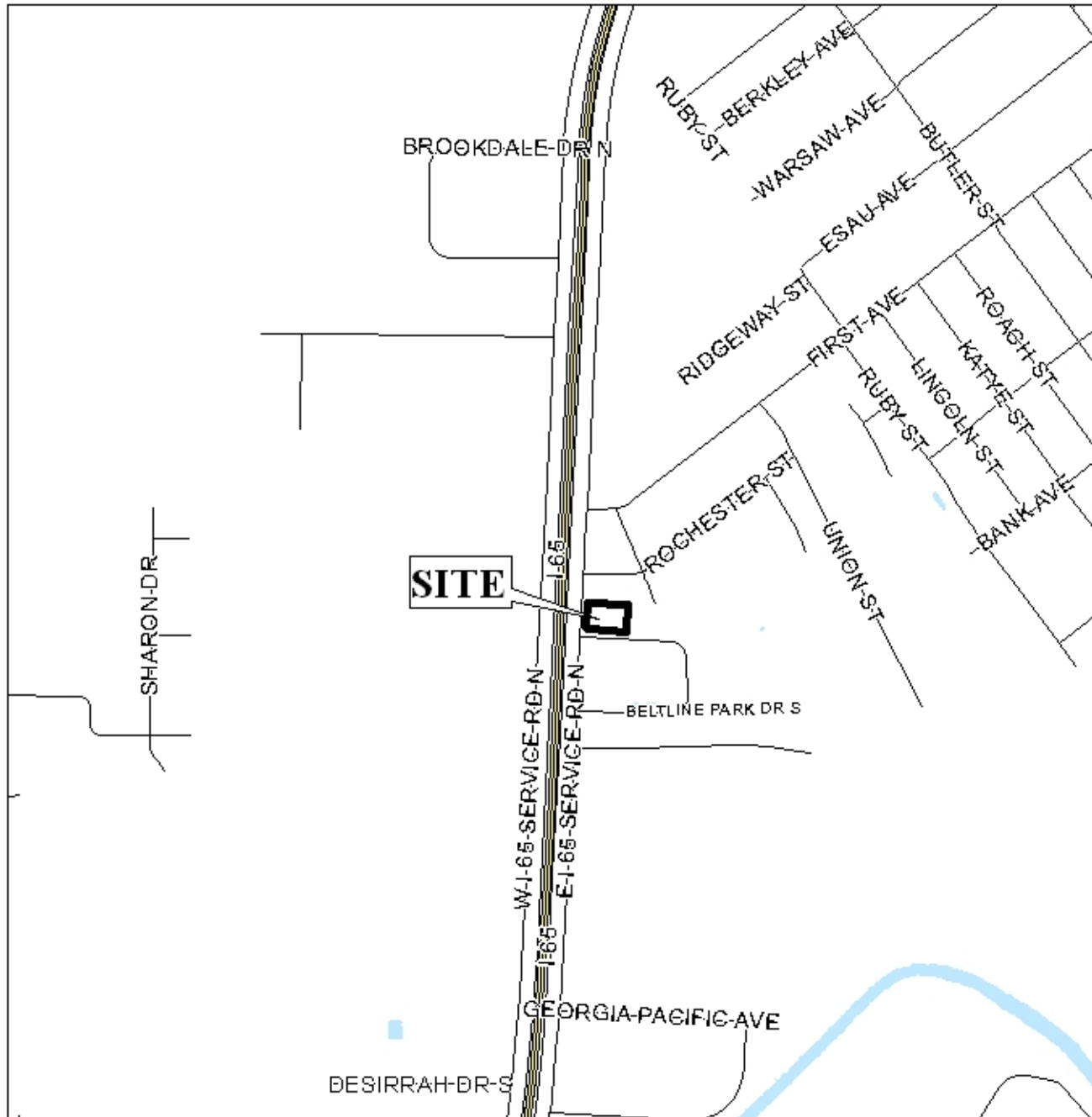
Extensions for variance approvals are not uncommon for appropriate reasons, and further time to finalize development plans would be considered an appropriate request as the first extension was based upon. However, as variance approvals are good for a six-month period, such is also the case for extensions, and extensions cannot be based upon economic hardships, as presented in this extension request. Therefore, the granting of a second six-month extension would not be appropriate.

RECOMMENDATION:

Based on the preceding, this application is recommended

for denial.

LOCATOR MAP



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REQUEST Parking Surface Variance



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.

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LEGEND



N
NTS

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



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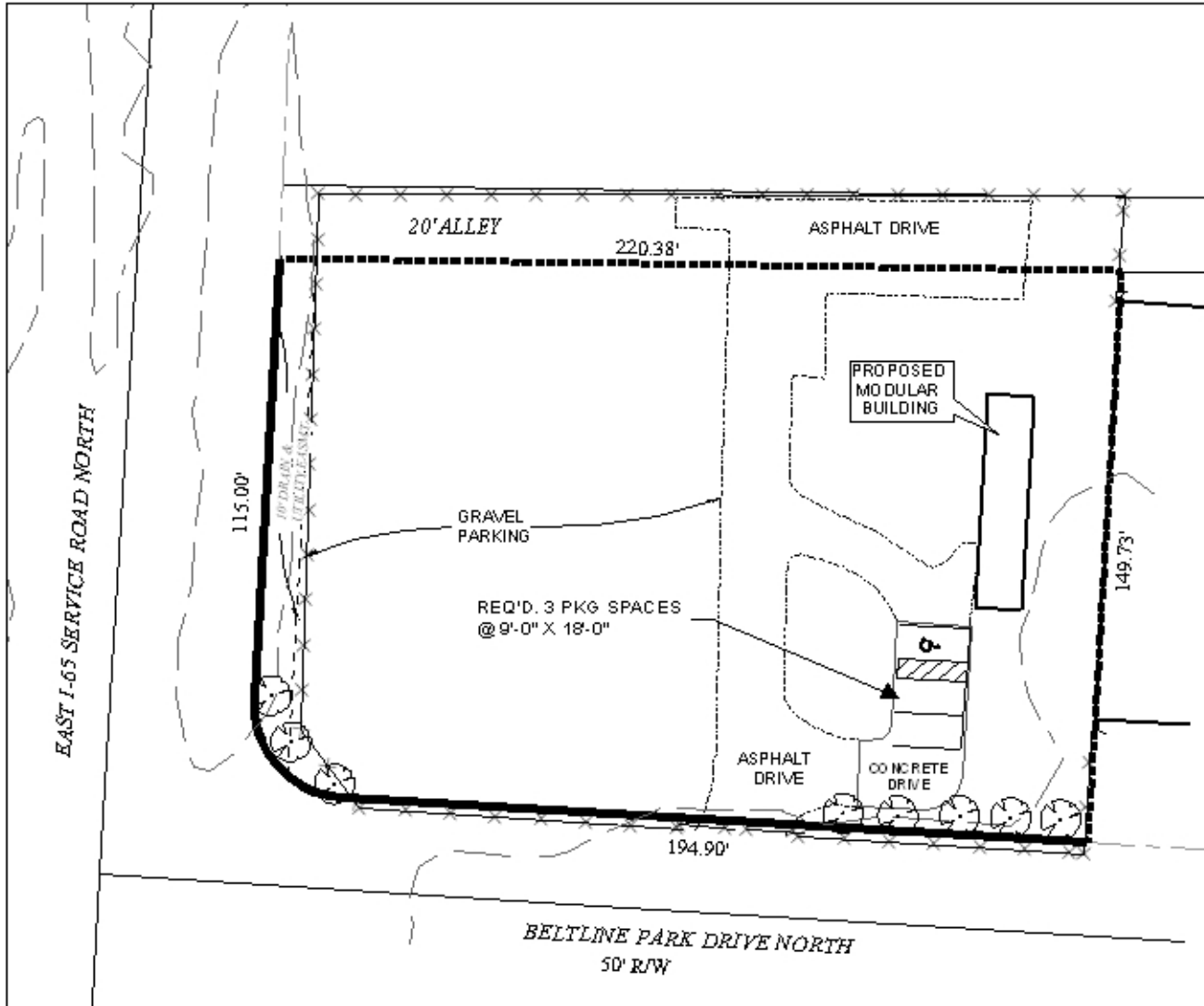
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SITE PLAN



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

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N
NTS