

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: June 6, 2016****CASE NUMBER**

6050

APPLICANT NAME

Spanish Villa Condominium Owners Association

LOCATION4009 Old Shell Road
(Southwest corner of Old Shell Road and College Lane).**ANALYSIS**

This is a request for a one-year extension of a previously approved Front Yard and Side Street Side Yard Setback Variances to allow masonry sign columns 7.3' high and masonry iron fence columns 7' high setback 2 inches from the front and side street property lines at a residential condominium complex in a R-3, Multi-Family Residential District. The subject site is located on the Southwest corner of Old Shell Road and College Lane, and is located in Council District 7.

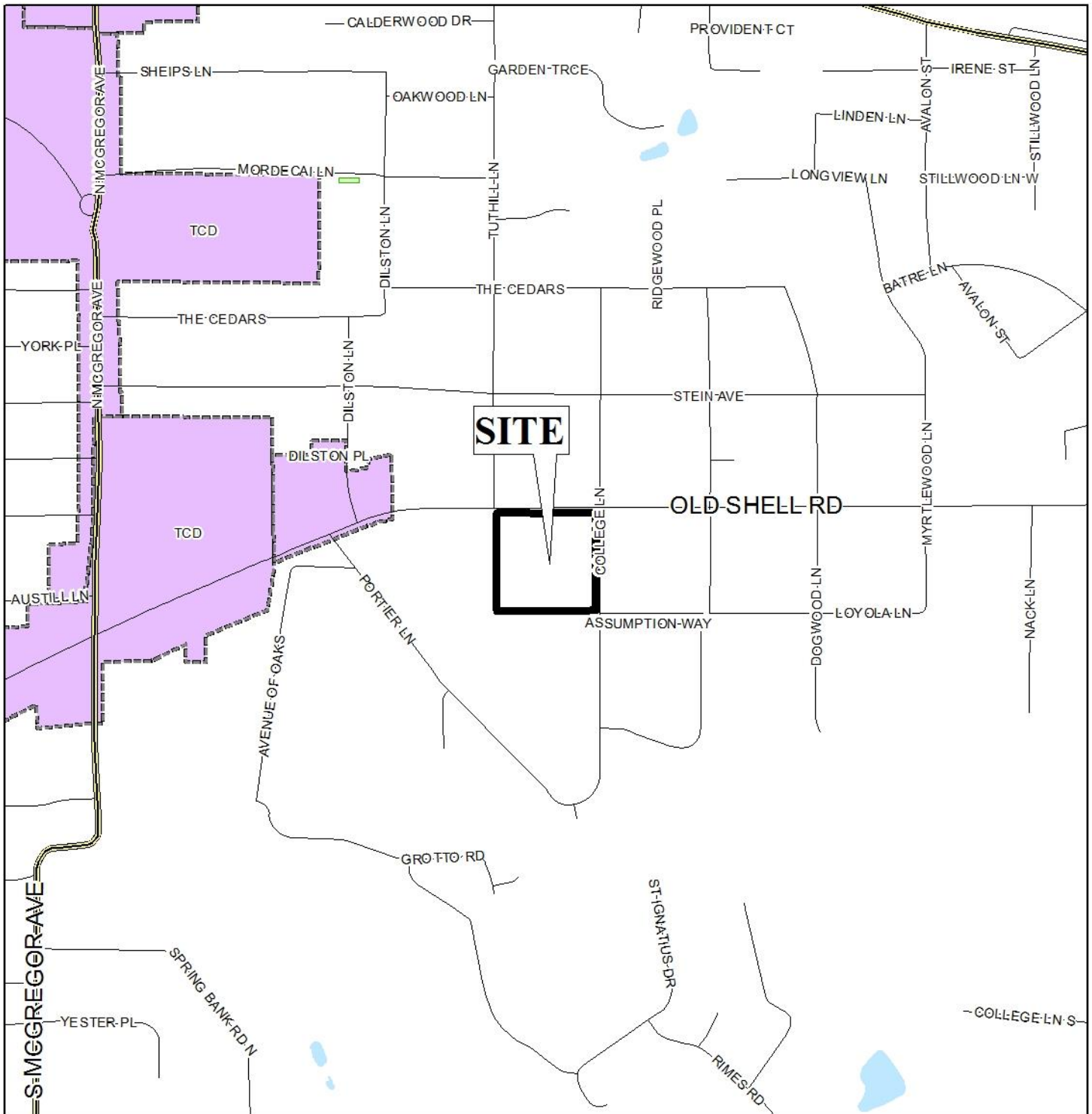
This is the first extension request since the variance was originally approved at the Board of Zoning Adjustment's September 16, 2016 meeting.

The applicants state that they are asking for an extension of the variance applications because they are a Homeowner's Association thus they have to obtain 3 bids for the work and receive approvals from the majority of the members who only meet once a year. The next upcoming meeting for the Homeowner's Association is March 17, 2017. The applicants also states that there is a large oak tree along the right-of-way of Old Shell Road that is dying and has been marked for removal by the City; but removal can take up to 120 days. However, since the original submission of the extension request, staff has consulted with the City's Urban Forester and the large oak tree that was a previous issue of concern was cut down on February 22, 2017, and the stump was removed on February 23, 2017. Therefore the placement of the tree is no longer a concern as it relates to the additional time needed to move forward with the project. It should be pointed out that the Board is only allowed to approve extensions for up to six-months, although the applicant's request exceeds that time frame the Board can still approve the request, but only for six months.

RECOMMENDATION:

Based on the preceding, staff recommends approval of a six-month extension; however the applicant should be aware that future extensions are unlikely.

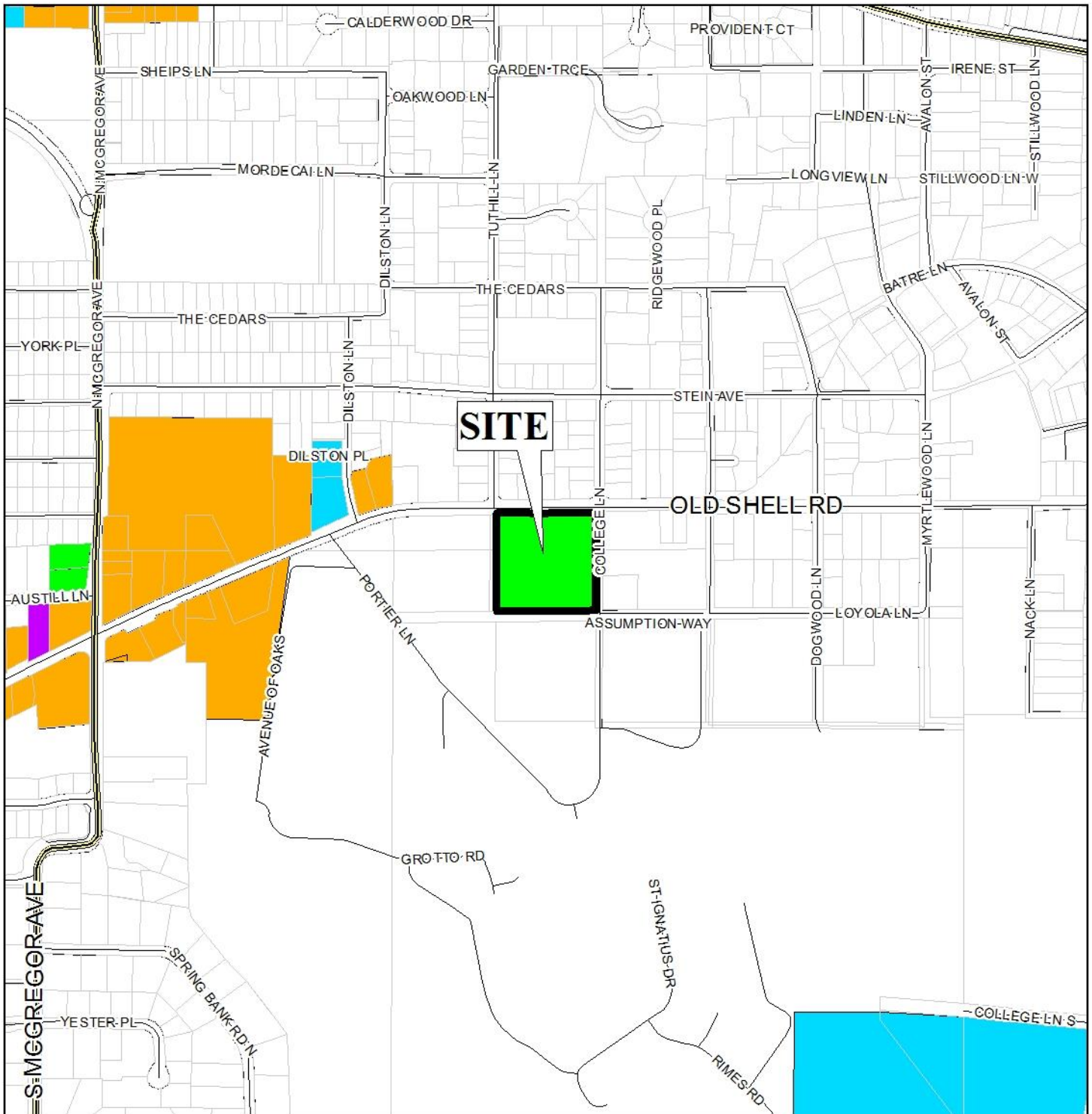
LOCATOR MAP



APPLICATION NUMBER 6050 DATE March 6, 2017
 APPLICANT Spanish Villa Condominium Owners Association
 REQUEST Front Yard and Side Street Yard Setback Variances



LOCATOR ZONING MAP



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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by a church to the west, a school to the south, and residential units to the north and east.

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REQUEST Front Yard and Side Street Yard Setback Variances

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

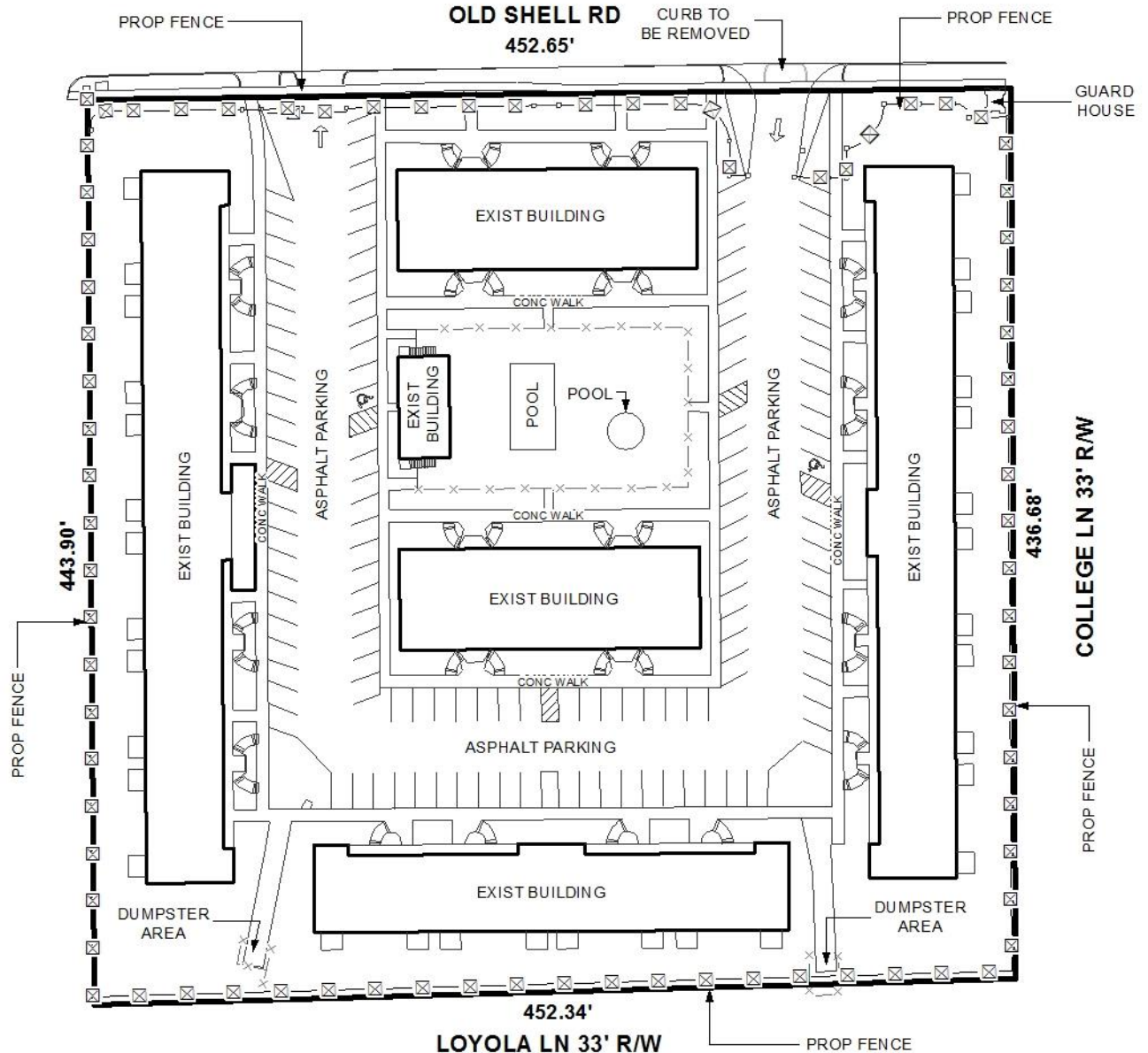


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SITE PLAN



The site plan illustrates the existing buildings, existing parking facility, and proposed fences.

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DETAIL SITE PLAN



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