

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: January 4, 2016****CASE NUMBER**

6125

APPLICANT NAME

Courtney Mason and John Clardy

LOCATION

2100 Airport Boulevard
(Northwest corner of Airport Boulevard and Glenwood
Street and West side of Glenwood Street, 197'± North of
Airport Boulevard).

ANALYSIS

This is a request for a six-month extension of previously approved Off-Site Parking, Landscaping and Maneuvering Variances to allow parking on a separate property and within the public right-of-way, reduced landscaping on both the main business and off-site parking area, and vehicular maneuvering area within the public right-of-way for a multi-tenant commercial site in a B-3, Community Business District. The subject site is located at the Northwest corner of Airport Boulevard and Glenwood Street and the West side of Glenwood Street, 197'± North of Airport Boulevard, in Council District 1.

This is the first extension request since the Variances were originally approved at the Board of Zoning Adjustment's September 11, 2017 meeting.

It appears none of the Conditions of Approval of the Variances have been met. The applicant states additional time is needed for parking lot improvements as justification for the extension request. No permit(s) has/have been requested or obtained with respect to such improvements, which will be required if the extension is approved along with compliance with the previously approved Conditions of Approval.

RECOMMENDATION:

Based on the preceding, staff recommends Approval; however the applicant should be aware that future extensions are unlikely.

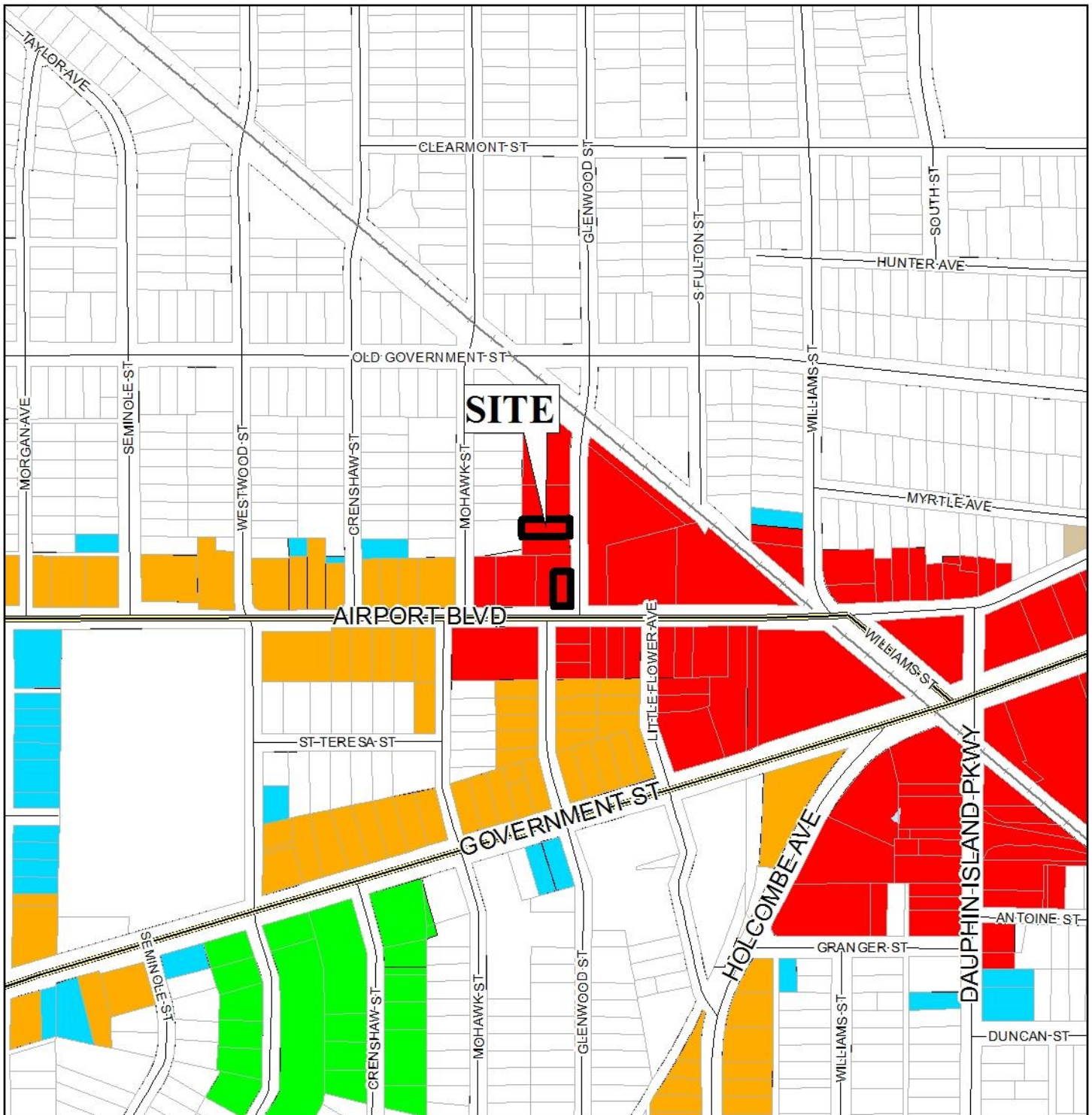
LOCATOR MAP



APPLICATION NUMBER 6125 DATE April 2, 2018
APPLICANT Courtney Mason and John Clardy
REQUEST Off-Site Parking, Landscaping and Maneuvering Variances



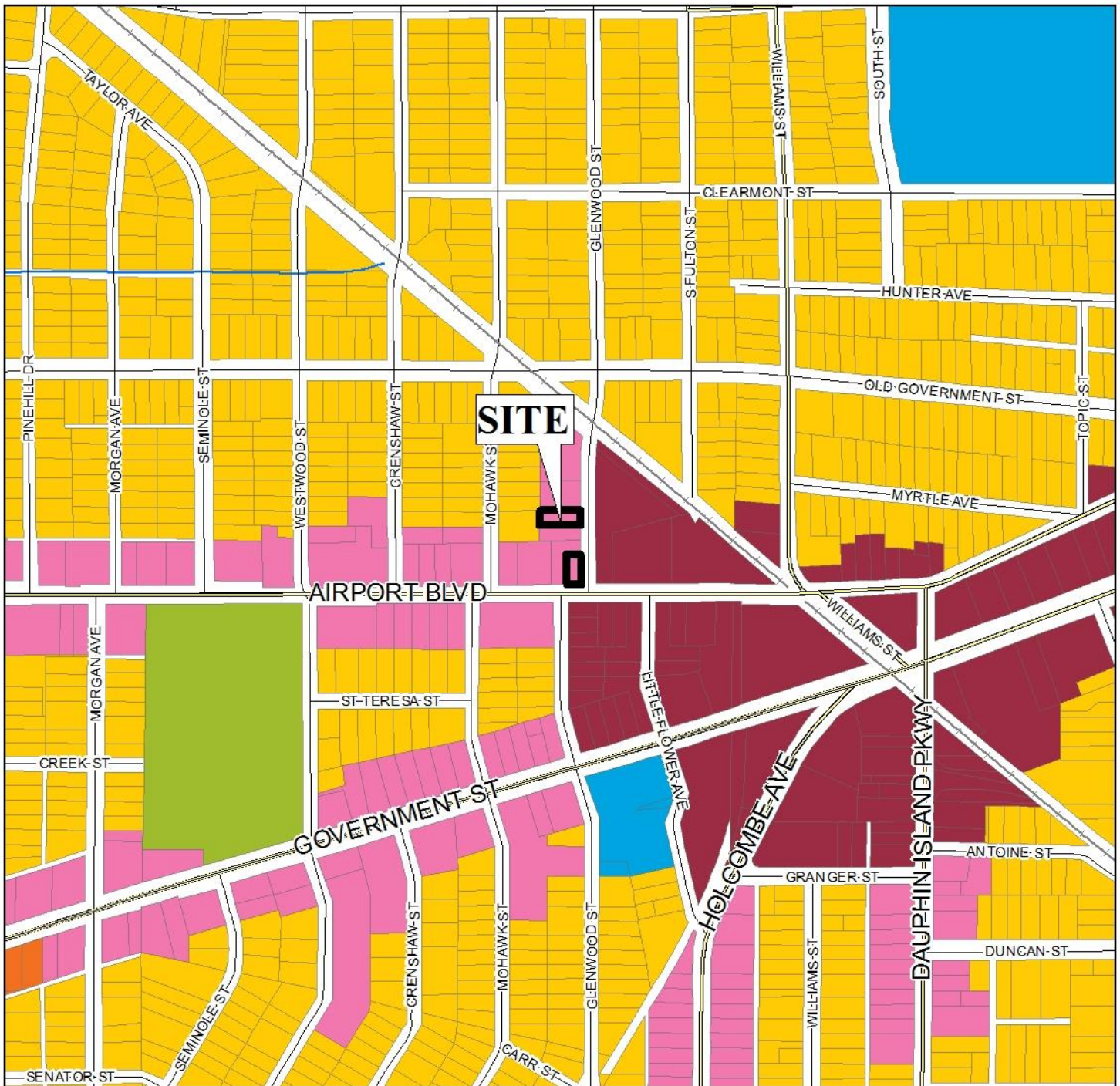
LOCATOR ZONING MAP



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FLUM LOCATOR MAP

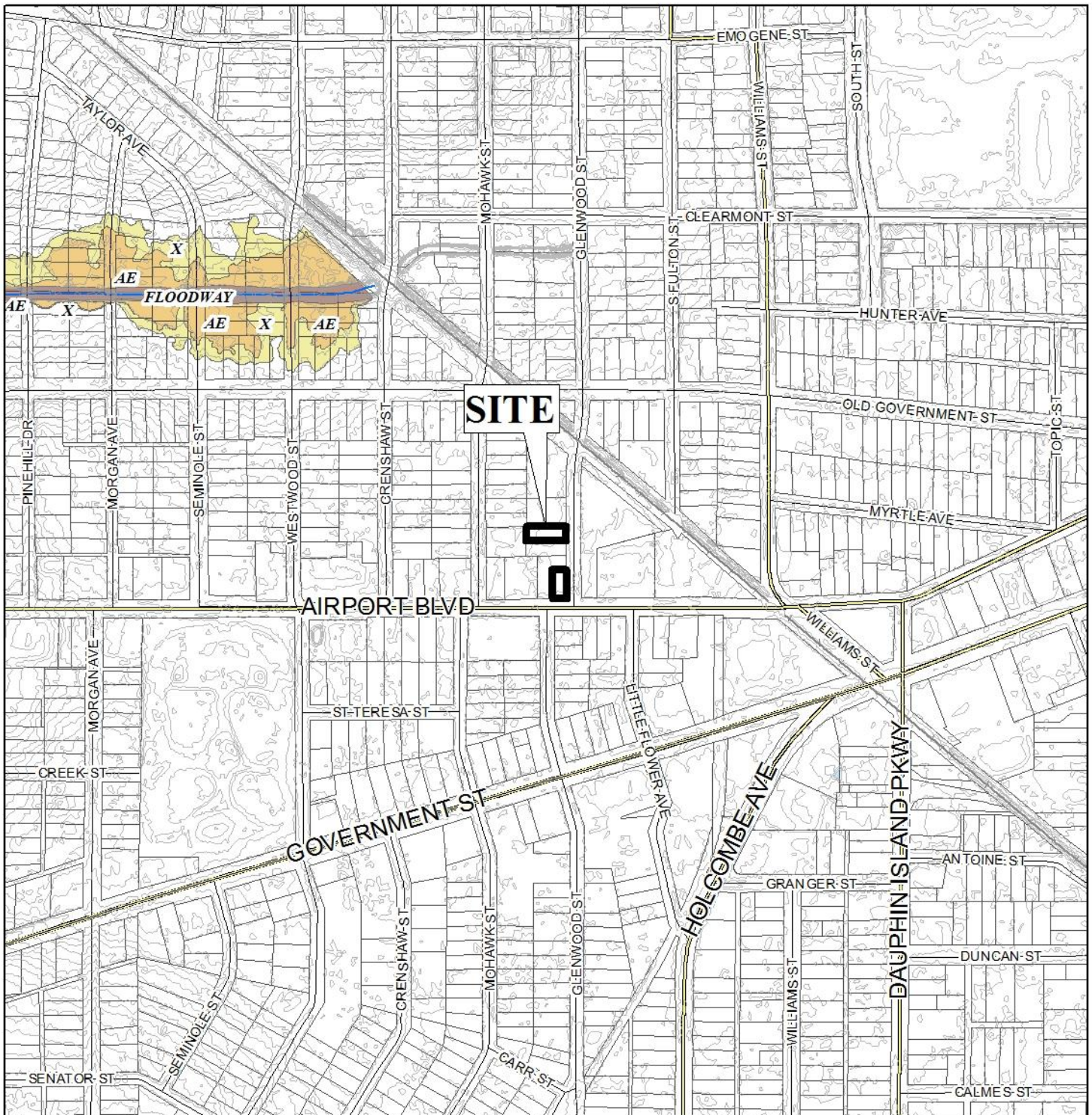


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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed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



ENVIRONMENTAL LOCATOR MAP



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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units to the northwest and commercial units to the south.

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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

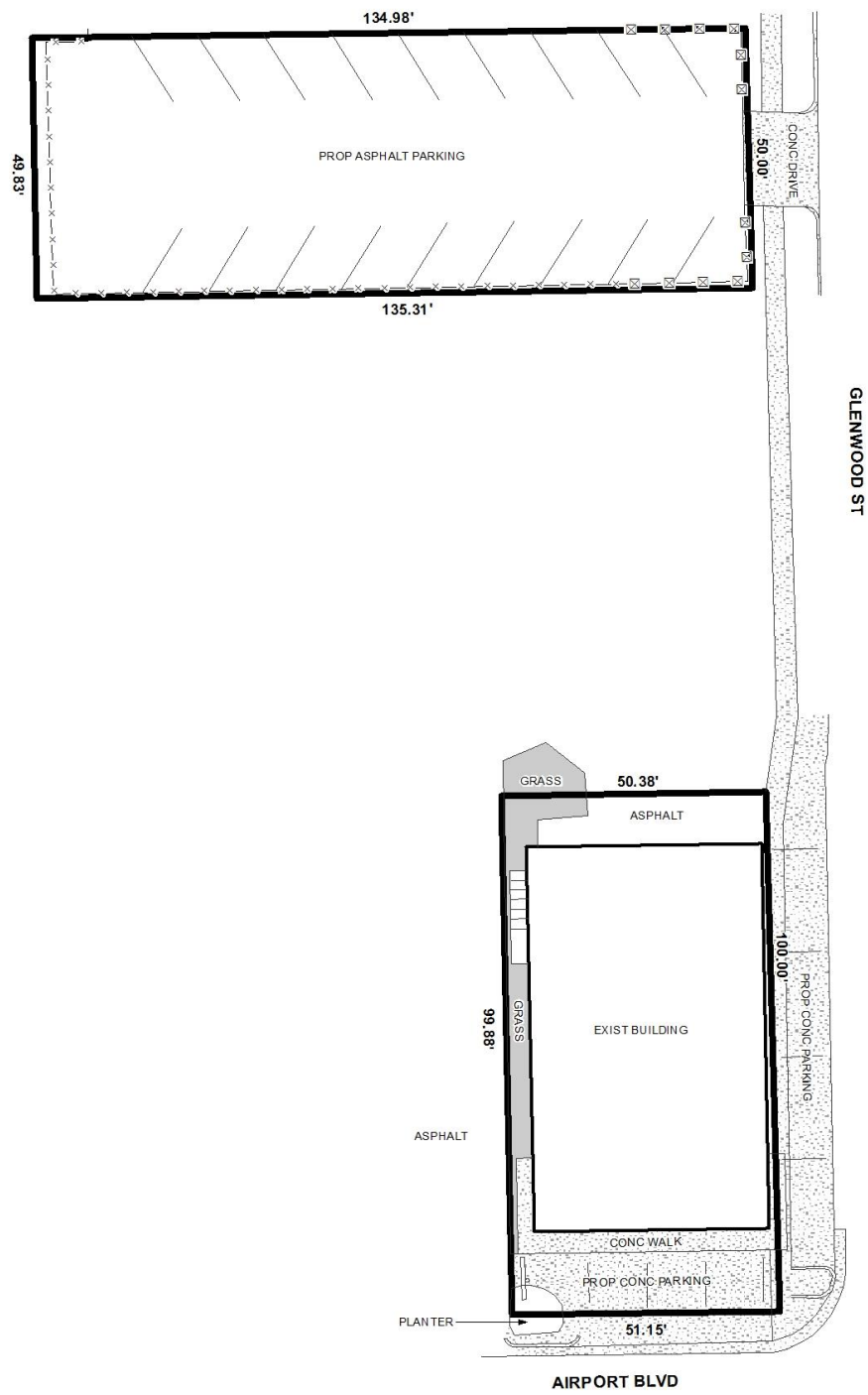


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SITE PLAN



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

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