

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: June 3, 2013****CASE NUMBER**

5799/5572

APPLICANT NAME

Jeff Quinnelly

LOCATION

East side of North McGregor Avenue, 170' South of Springhill Avenue.

VARIANCE REQUEST**VEHICULAR ACCESS:** Vehicular Access Variance to allow the construction of a 16' wide drive in a Traditional Center District.**ZONING ORDINANCE
REQUIREMENT****VEHICULAR ACCESS:** Zoning Ordinance requires a minimum access width of 24' for developments invoking the Traditional Center District overlay.**ZONING**

Traditional Center District, Neighborhood Center Subdistrict (R-1, Single-Family Residential as base)

AREA OF PROPERTY

0.19± Acres

**CITY COUNCIL
DISTRICT**

District 7

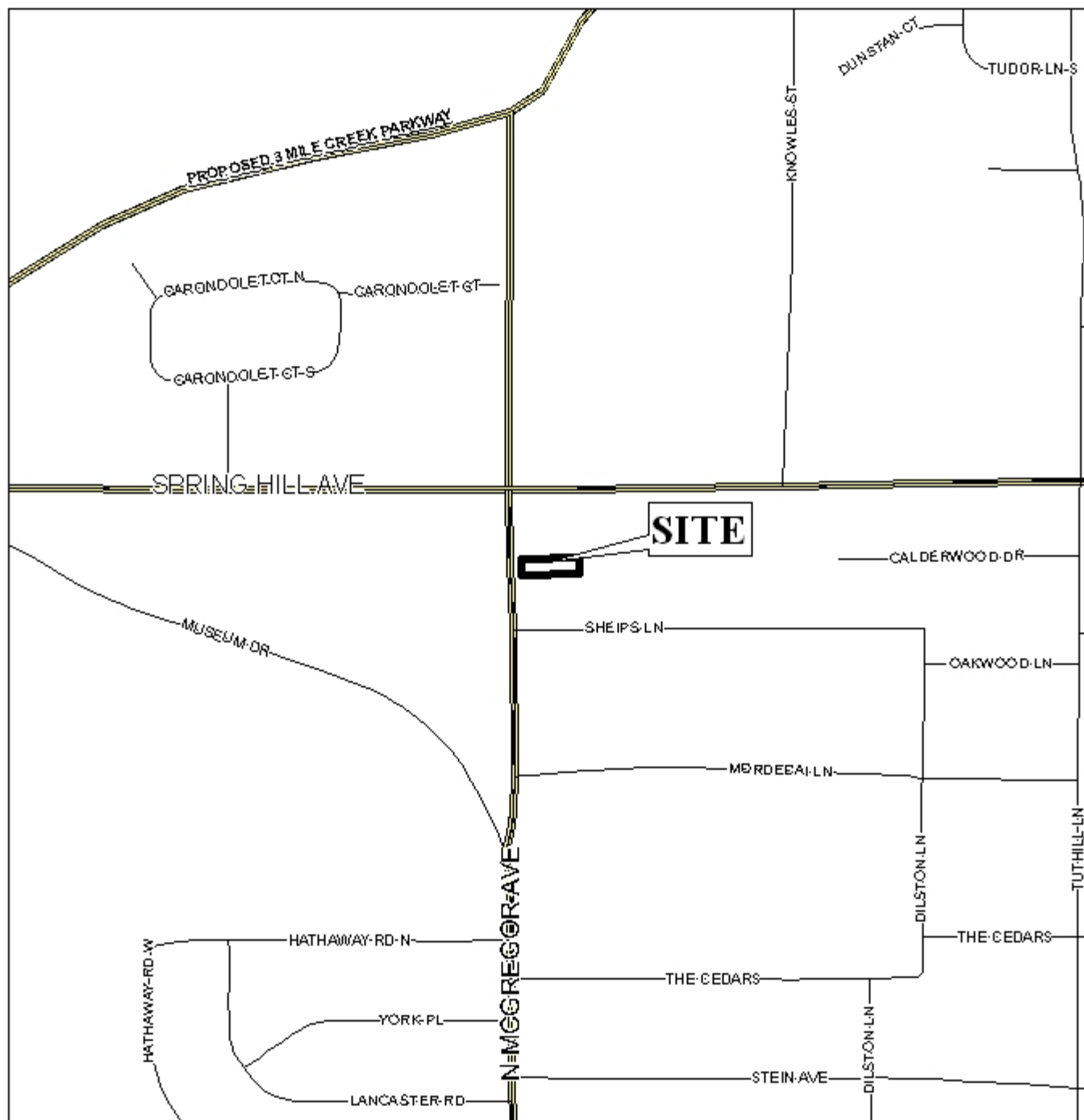
ANALYSIS

The applicant is requesting an extension of approval for a Vehicular Access Variance to allow the construction of a 16' wide drive in a Traditional Center District Overlay; the Zoning Ordinance requires a minimum access width of 24' for developments invoking the Traditional Center District Overlay.

The applicant has not submitted an application for any land disturbance or building permits at this time, and states that the extension is needed due to delays in finalizing plans and construction drawings.

RECOMMENDATION: Based on the preceding, this application is recommended for approval.

LOCATOR MAP



APPLICATION NUMBER 5799 DATE June 3, 2013
APPLICANT Jeff Quinnelly
REQUEST Vehicular Access Variance



NTS

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING


















Single-family residences are located to the south of the site. Vacant land is located to the north of the site.

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REQUEST Vehicular Access 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

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NTS

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING

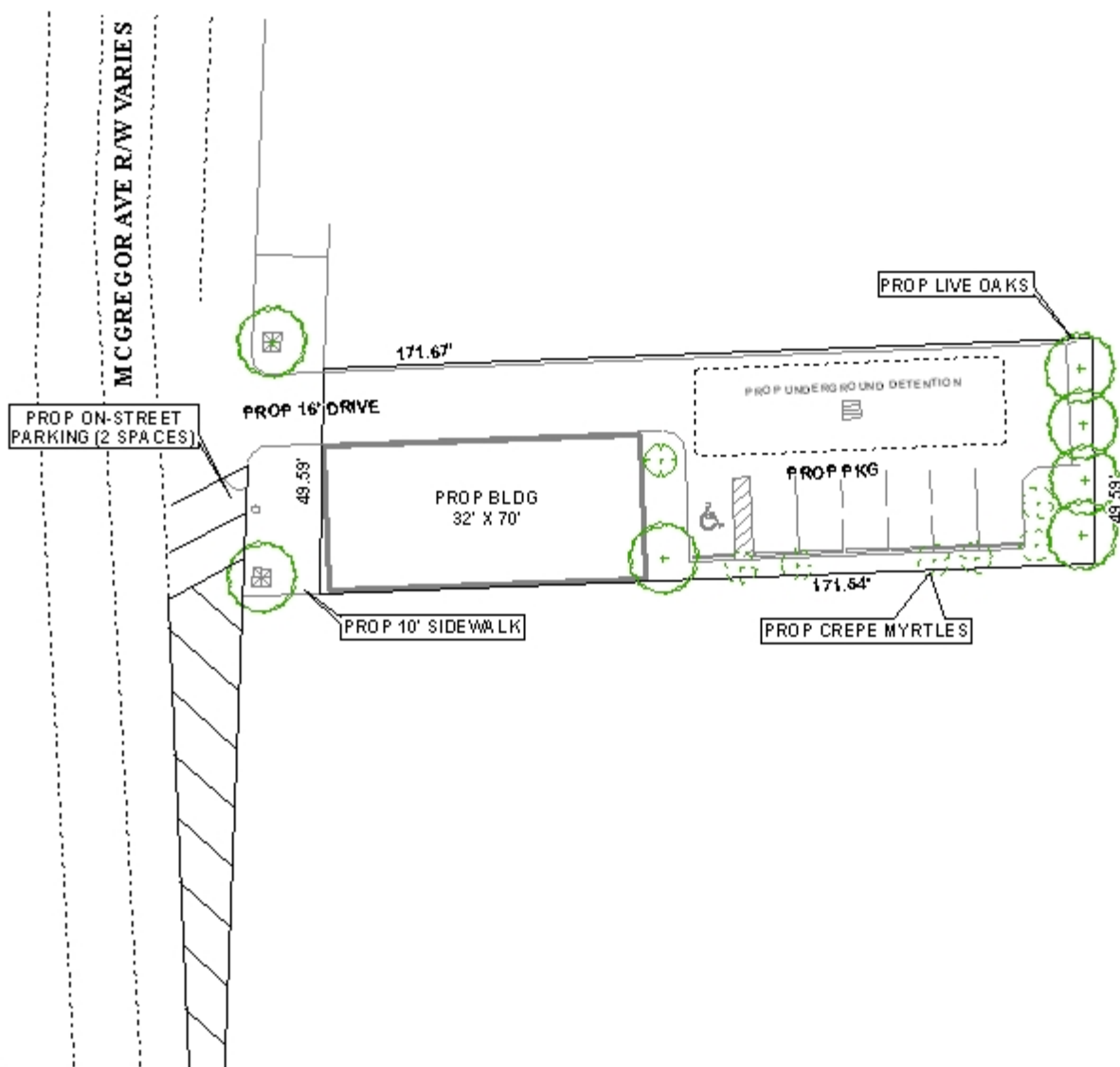


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SITE PLAN



The site plan illustrates the proposed development.

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 NTS