

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: October 3, 2016****CASE NUMBER**

6003/5611/5475

APPLICANT NAME

Amity Missionary Baptist Church

LOCATION

2451 St. Stephens Road
(South side of St. Stephens Road, extending from Strange Avenue to Como Street and Southwest corner of St. Stephens Road and Como Street)

ANALYSIS

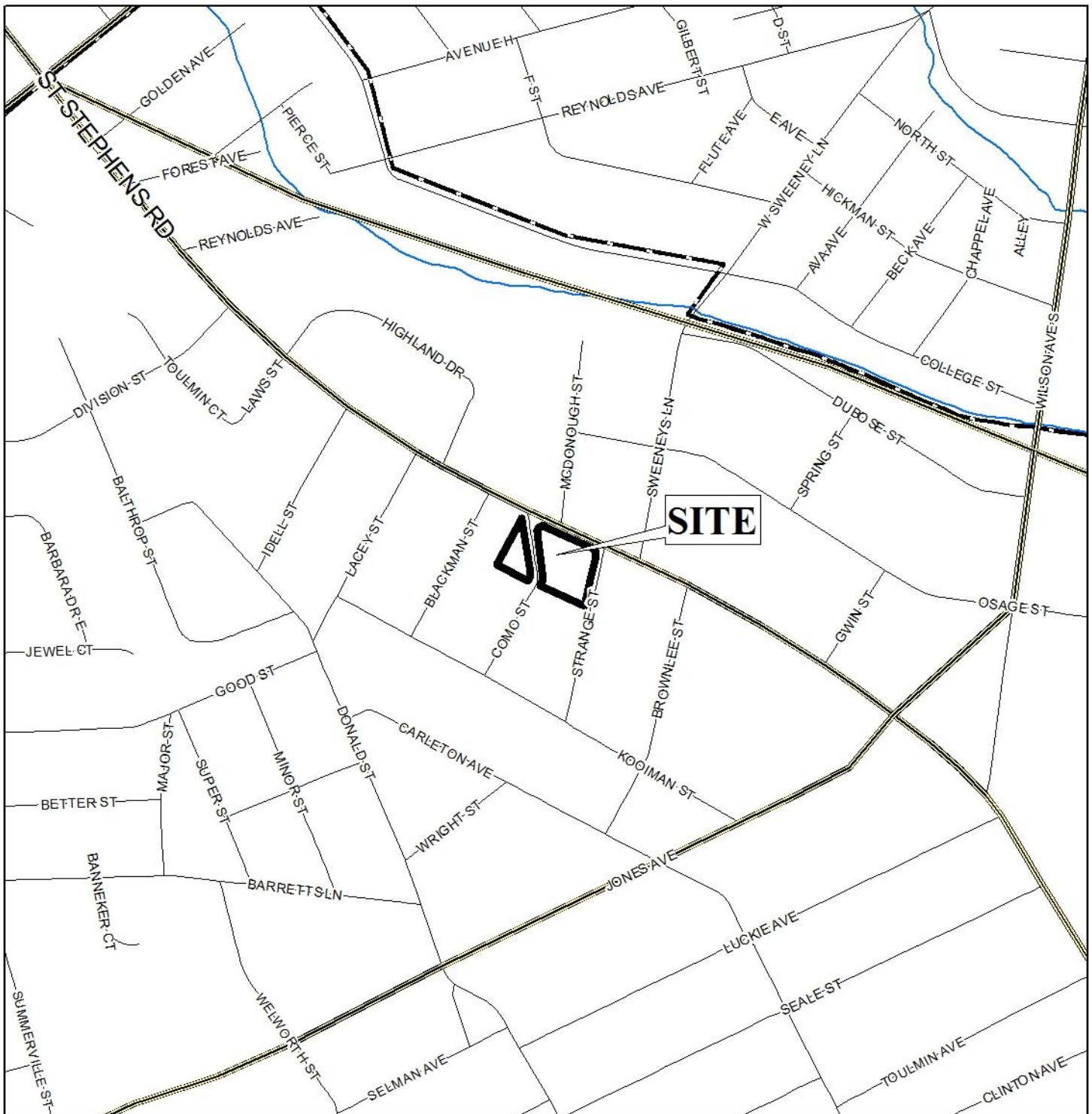
This is a request for a six-month extension of a previously approved parking and rear yard setback variance. The subject site is located on the South side of St. Stephens Road, extending from Strange Avenue to Como Street and Southwest corner of St. Stephens Road and Como Street, and is located in Council District 1.

This is the first extension request since the variance was originally approved at the Board of Zoning Adjustment's October 5, 2015 meeting. It should be noted that while variances are typically only valid for a 6-month period, the condition of approval states: The parking requirement variance is only approved for one year, after which time the adjacent parking area must be constructed per the originally approved plan. The applicant states that the reason the extension is needed is that their loan was denied, and they are in the process of seeking an alternative source of funding.

RECOMMENDATION:

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

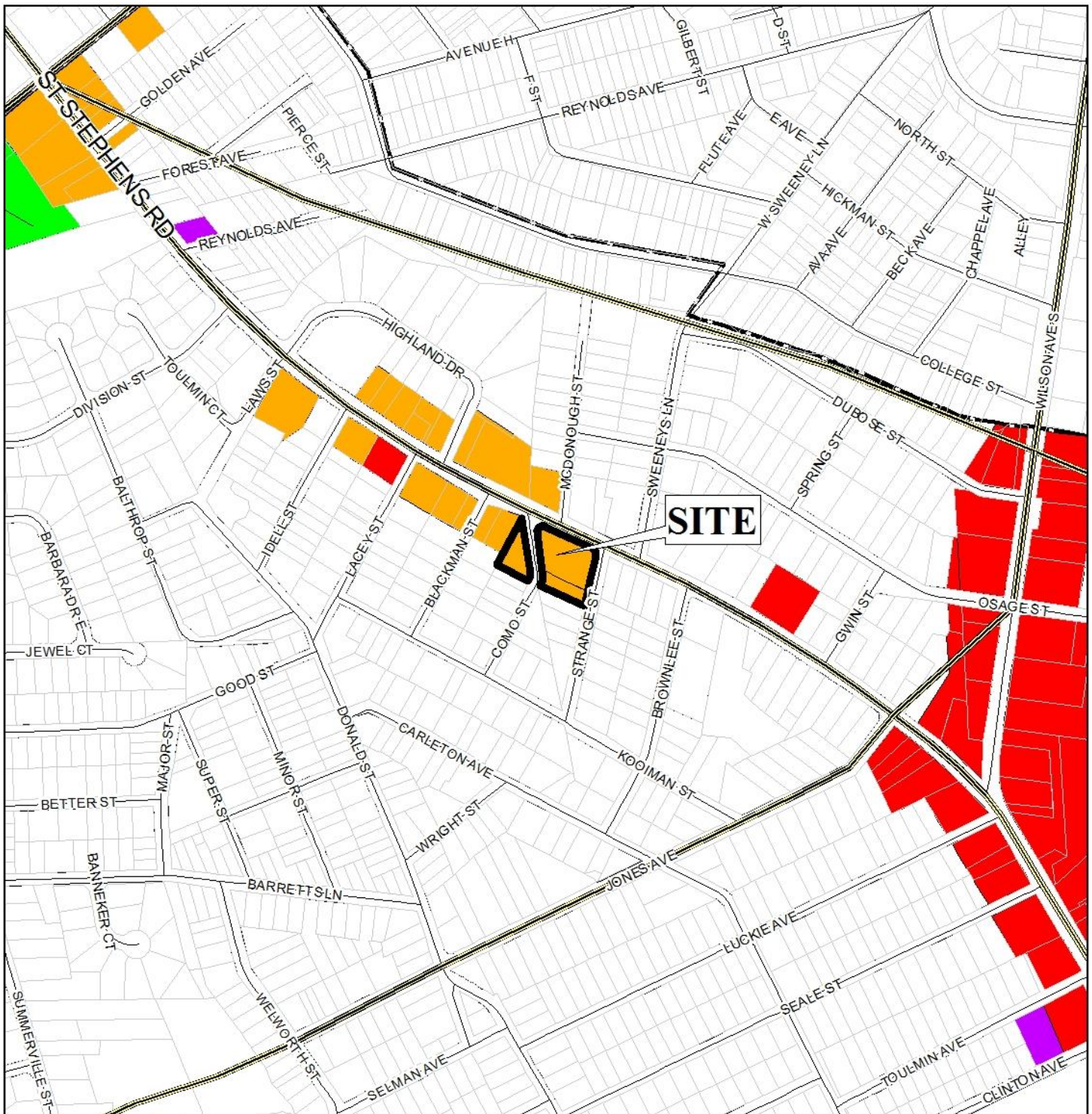
LOCATOR MAP



APPLICATION NUMBER 6003 DATE October 3, 2016
APPLICANT Amity Missionary Baptist Church
REQUEST Parking Ratio and Rear Yard Setback Variances



LOCATOR ZONING MAP



APPLICATION NUMBER 6003 DATE October 3, 2016
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BOARD OF ADJUSTMENT

VICINITY MAP - EXISTING ZONING



The site is surrounded by residential 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 residential units.

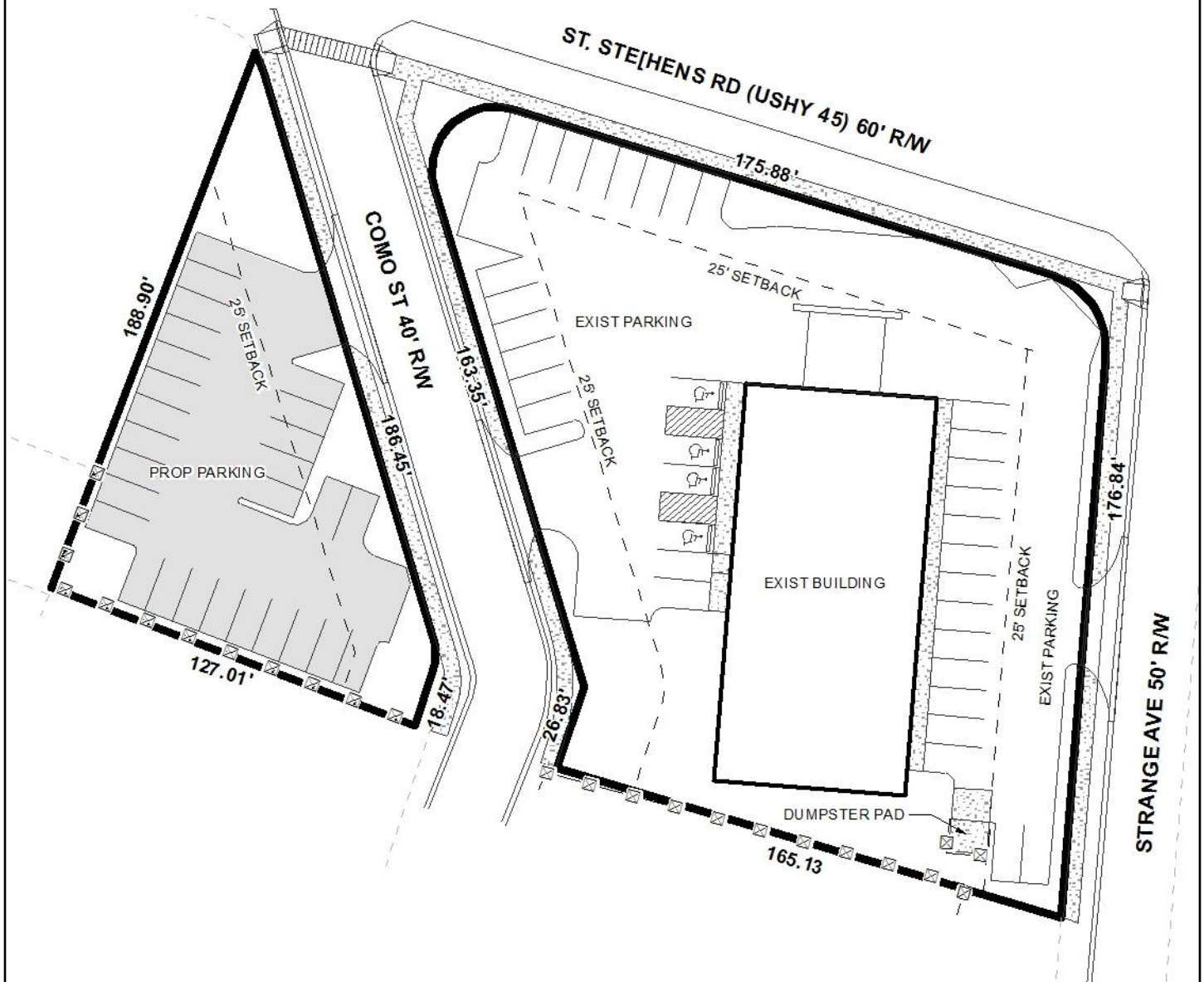
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SITE PLAN



The site plan illustrates the existing building, existing parking facility, and proposed off-site parking facility.

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