

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: October 5, 2020****CASE NUMBER**

6307

APPLICANT NAME

Robert Maurin, RA

LOCATION

300 St. Louis Street
(Northwest corner of St. Louis Street and North Jackson Street).

ANALYSIS

This is a request for a six (6) month extension of previously approved Building Height and Frontage Type Variances to allow a building to exceed the maximum height allowance, with a non-compliant frontage type, in a T5.1 Sub-District of the Downtown Development District; the Downtown Development District limits maximum building height to three stories, and requires one of six frontage types in a T5.1 Sub-District.

This is the first extension request since the variance was originally approved at the Board's March 2, 2020 meeting. The applicant states the following as justification for the extension:

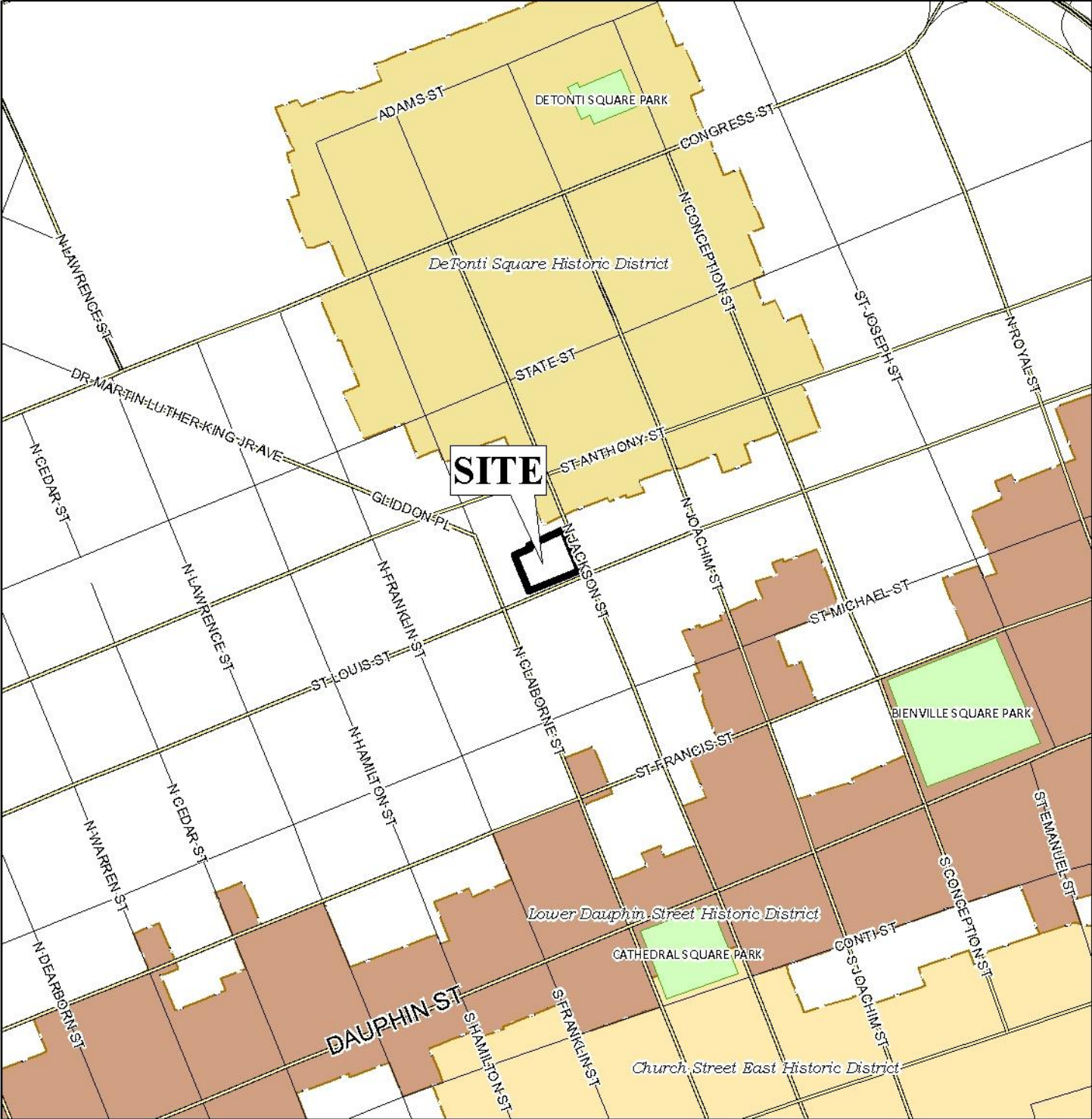
Additional time is needed as we are still in the planning phase and are not yet ready to submit permits.

There have been no changes in the surrounding area that would affect the variance as previously approved, nor have there been any changes to the regulations which would affect the previous approval. Therefore, the request for a six (6) month extension would seem in order under these circumstances.

RECOMMENDATION:

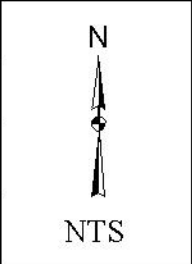
Based on the preceding, staff recommends approval of a six (6) month extension to allow for the issuance of permits for development.

LOCATOR MAP

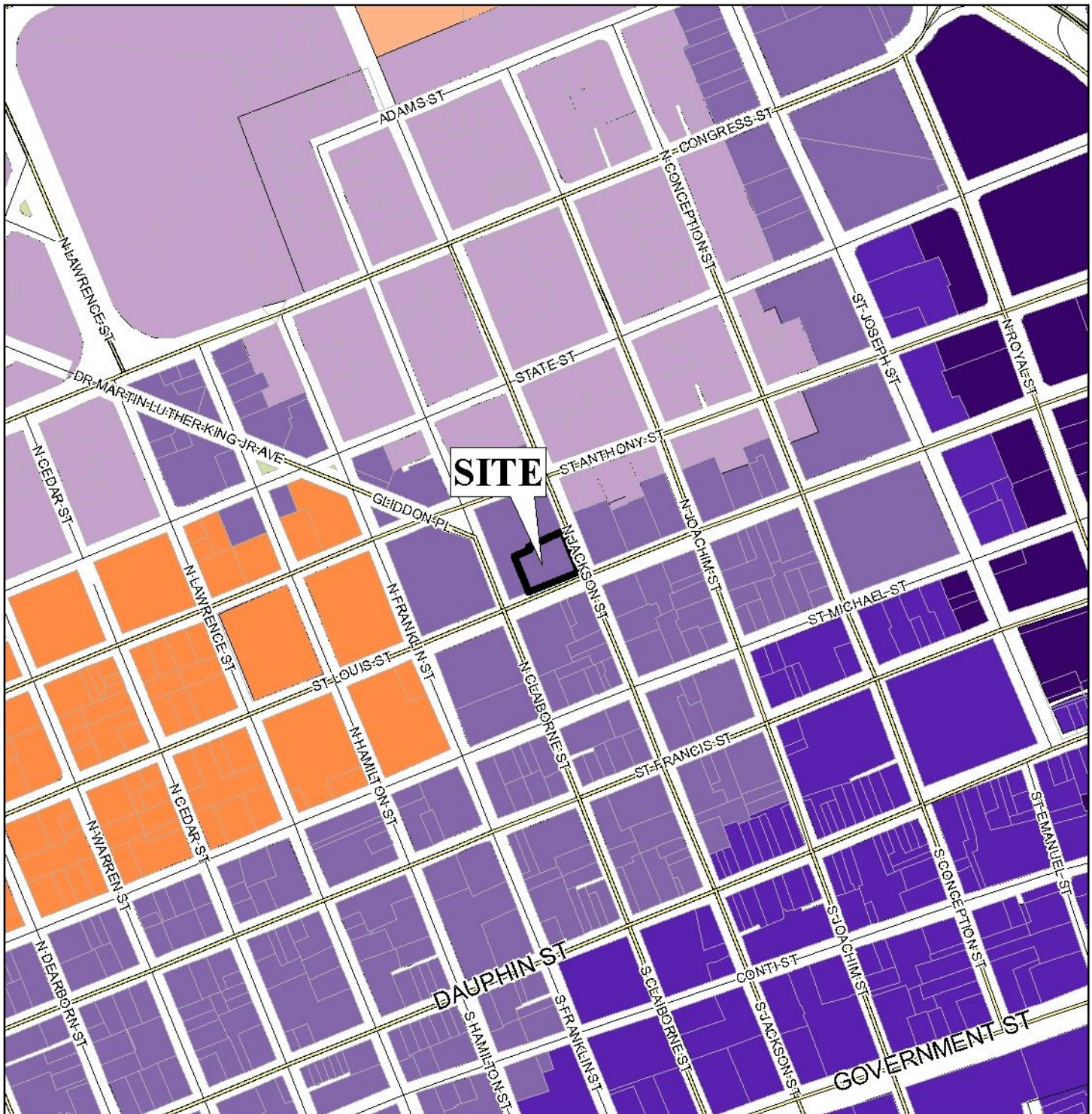


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REQUEST Building Height and Frontage Type Variances

LOCATOR ZONING MAP



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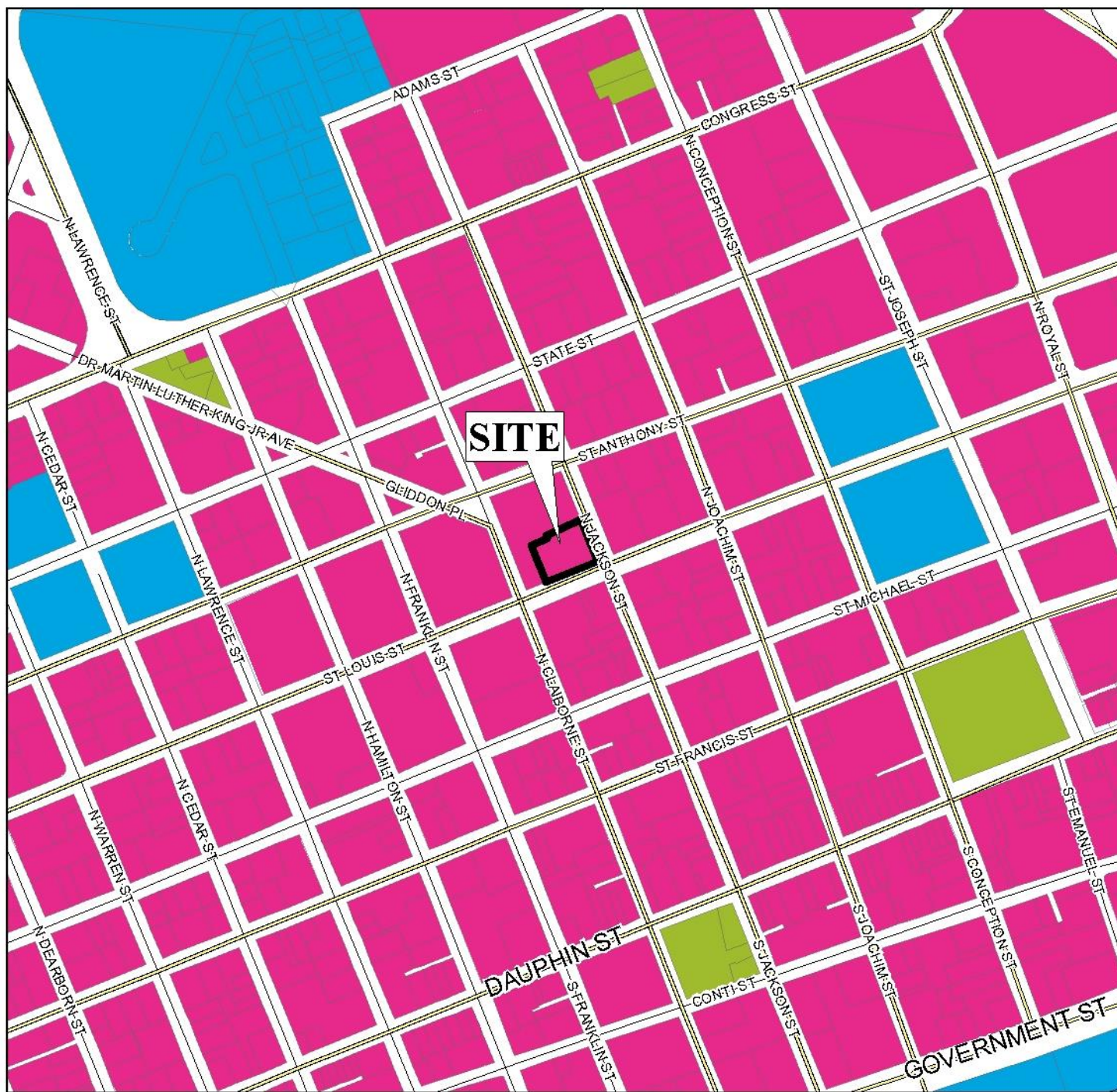
APPLICANT Robert Maurin, RA

REQUEST Building Height and Frontage Type Variances



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

FLUM LOCATOR MAP



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APPLICANT Robert Maurin, RA

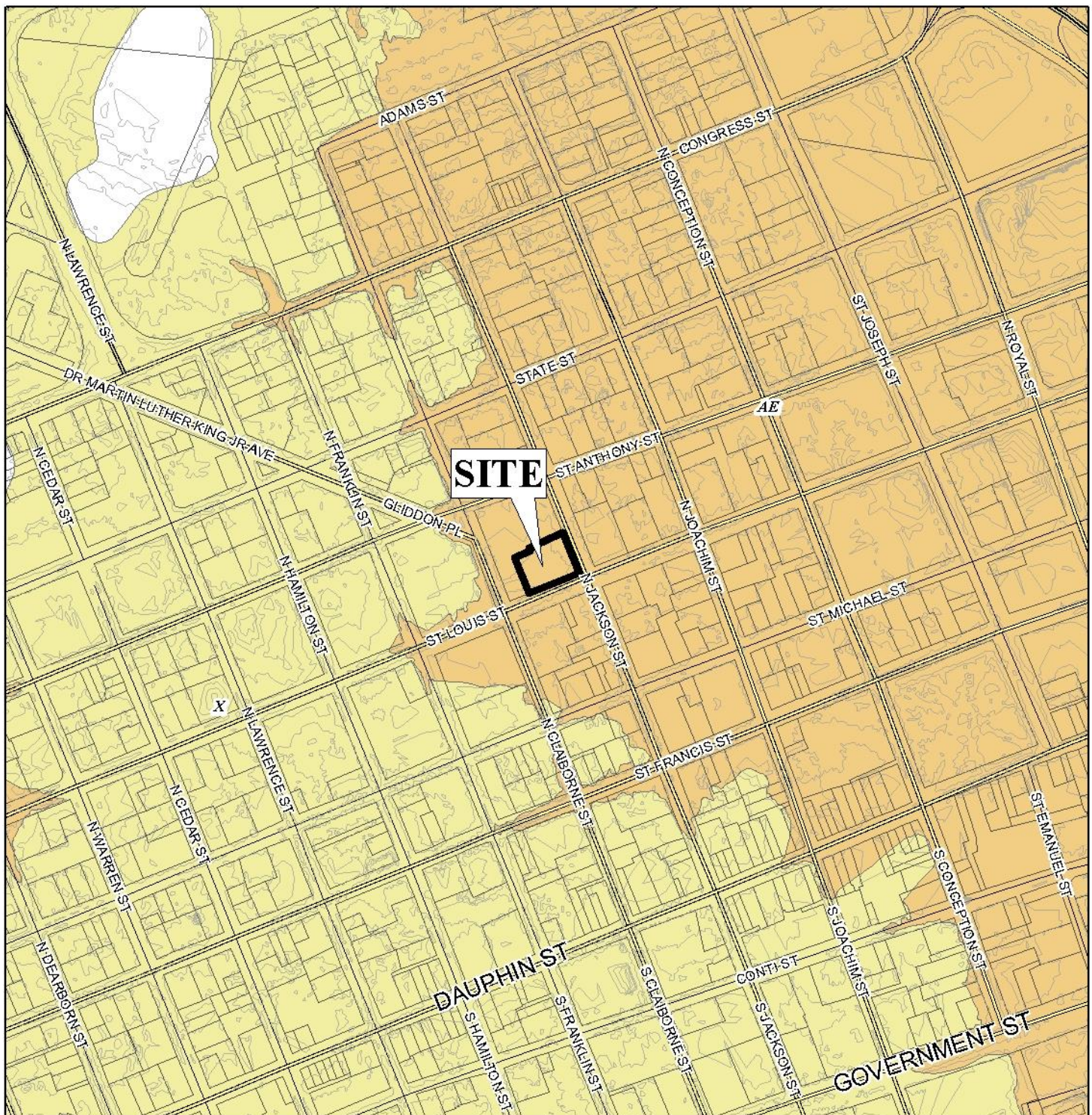
REQUEST Building Height and Frontage Type Variances

- | | | | |
|---|---|---|--|
|  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 | |



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ENVIRONMENTAL LOCATOR MAP



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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

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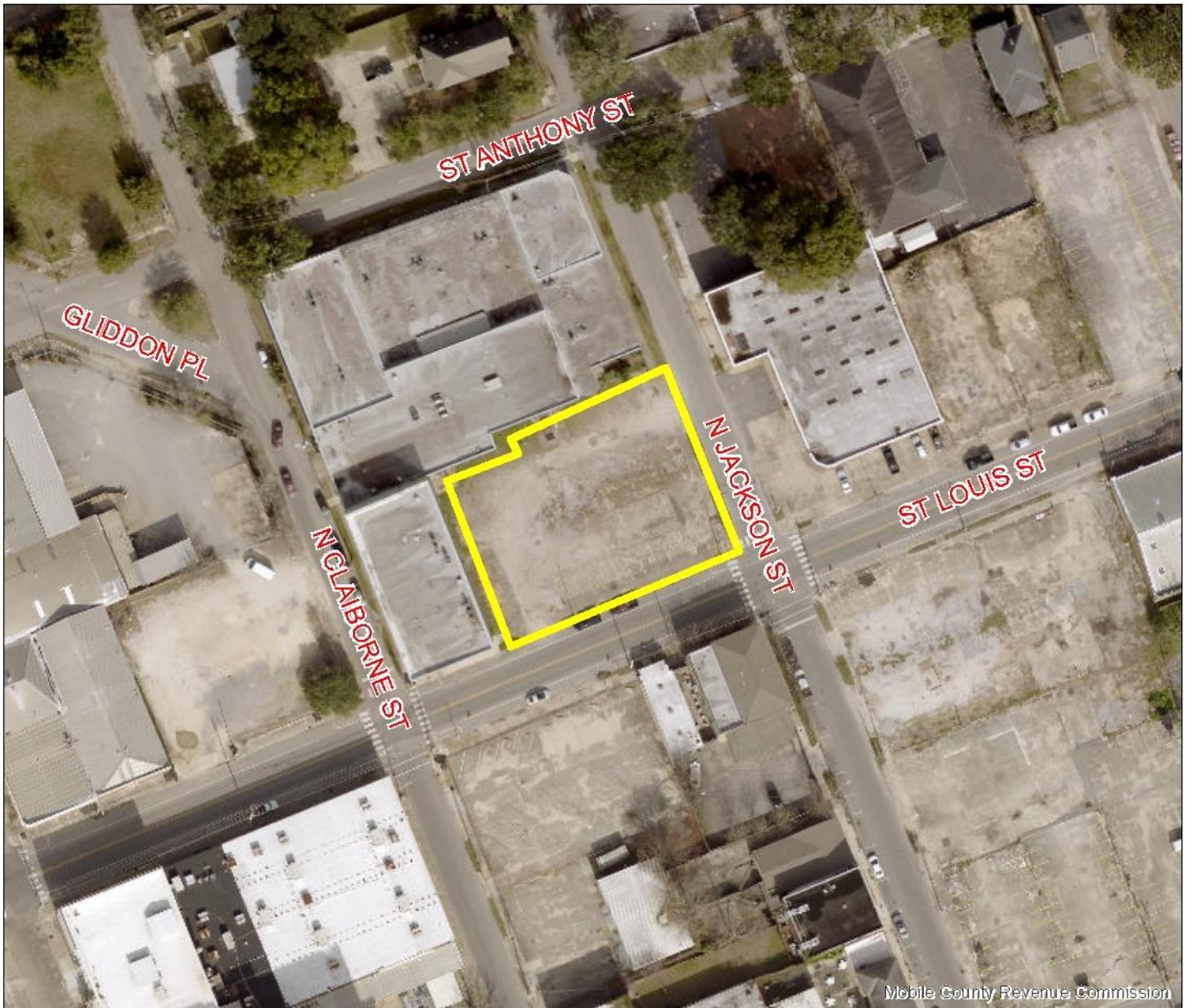
APPLICANT Robert Maurin, RA

REQUEST Building Height and Frontage Type 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

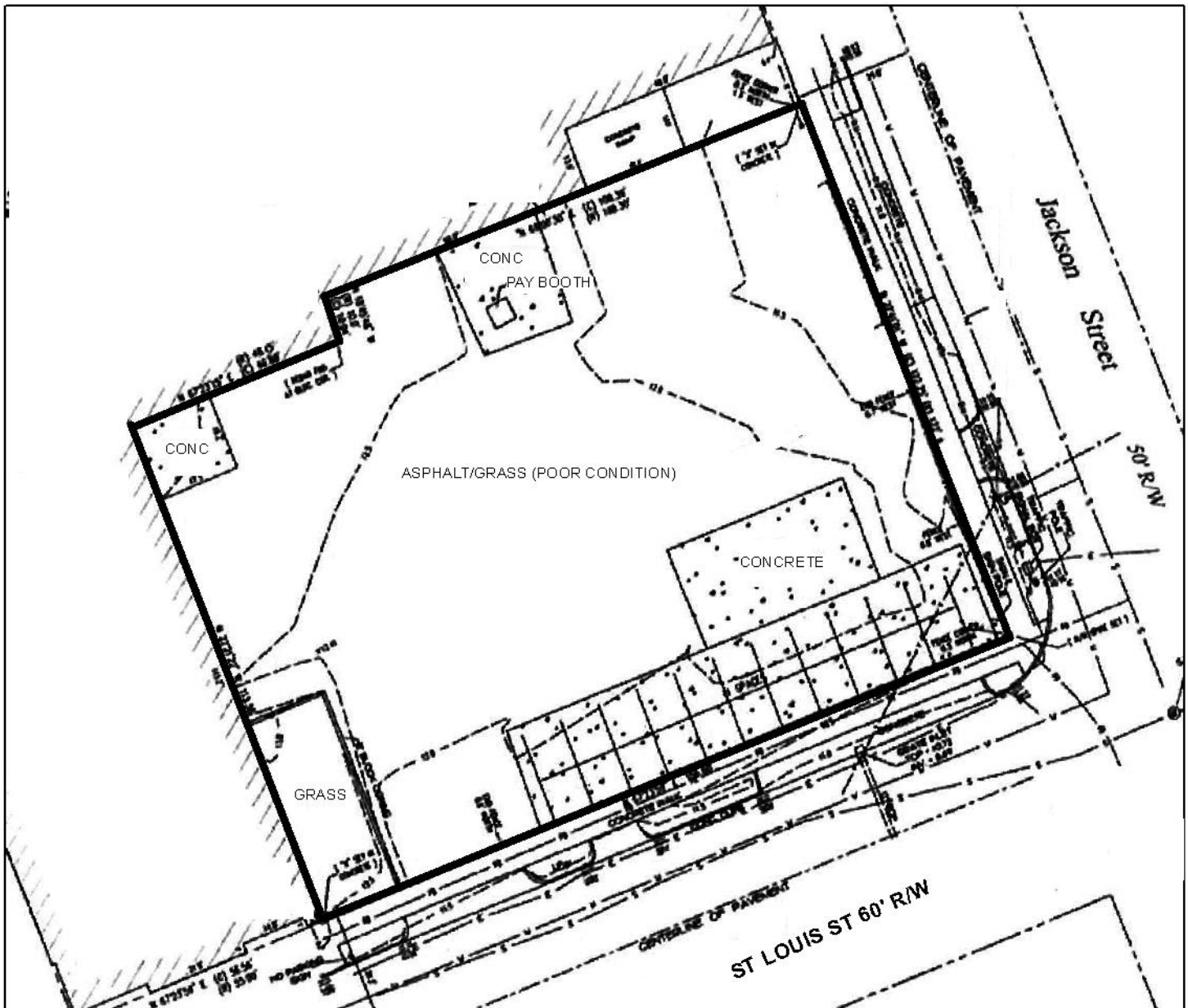


The site is surrounded by commercial units.

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SITE PLAN



The site plan illustrates the existing site in its current condition.

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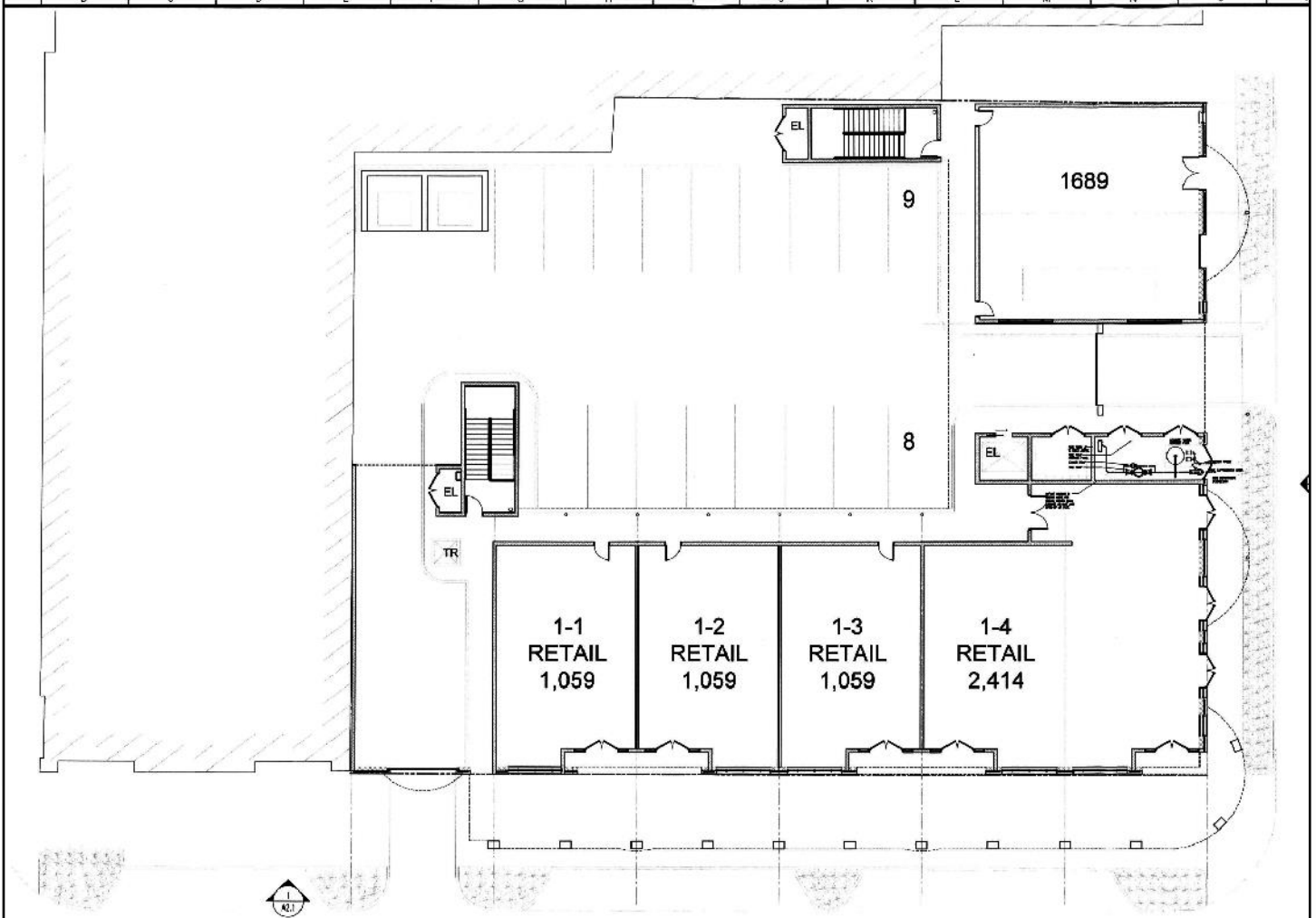
APPLICANT Robert Maurin, RA

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DETAIL SITE PLAN



PROPOSED PLAN - GROUND FLOOR

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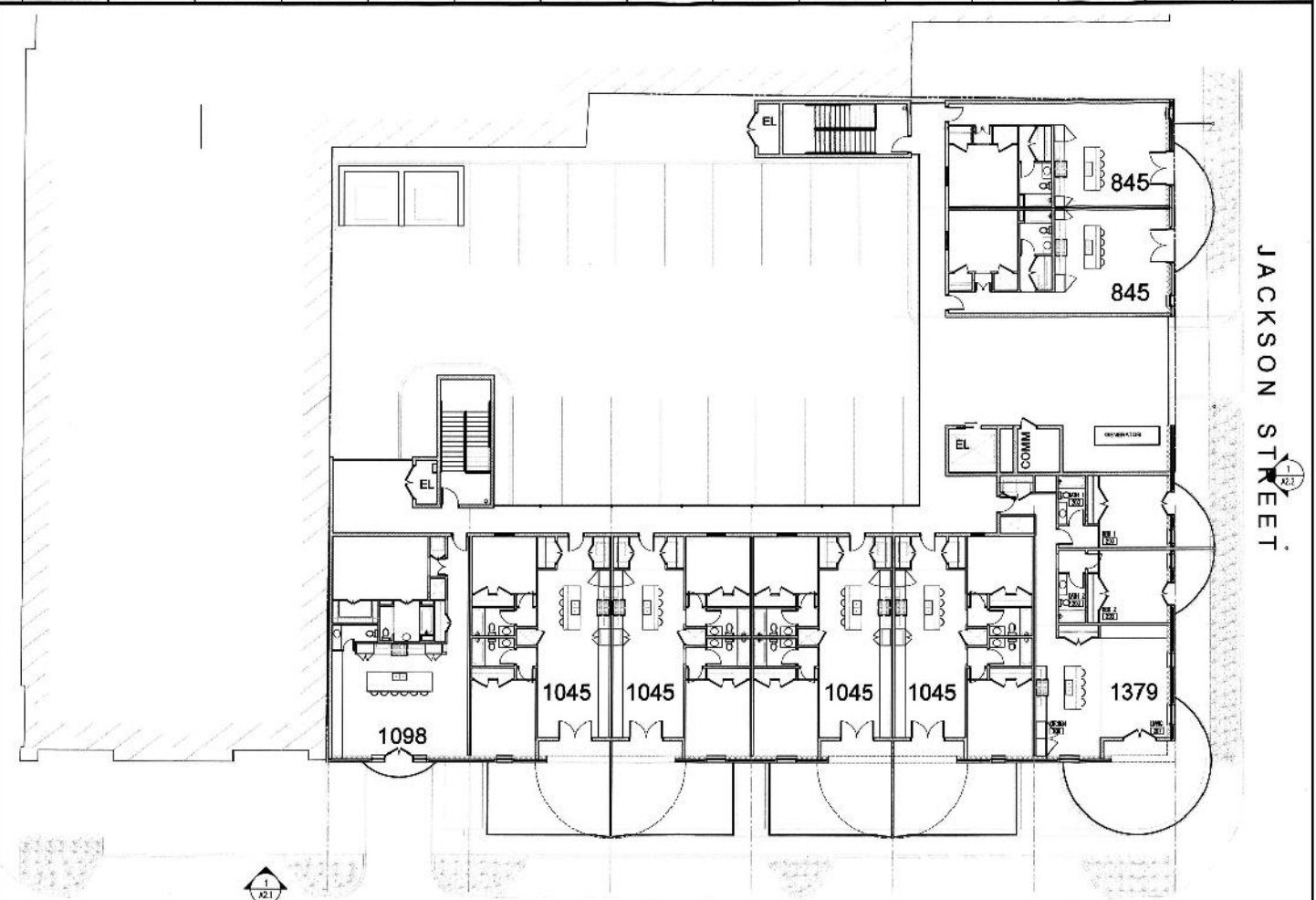
APPLICANT Robert Maurin, RA

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DETAIL SITE PLAN



PROPOSED PLAN - SECOND FLOOR

I B C D E F G H I J K L M N O P

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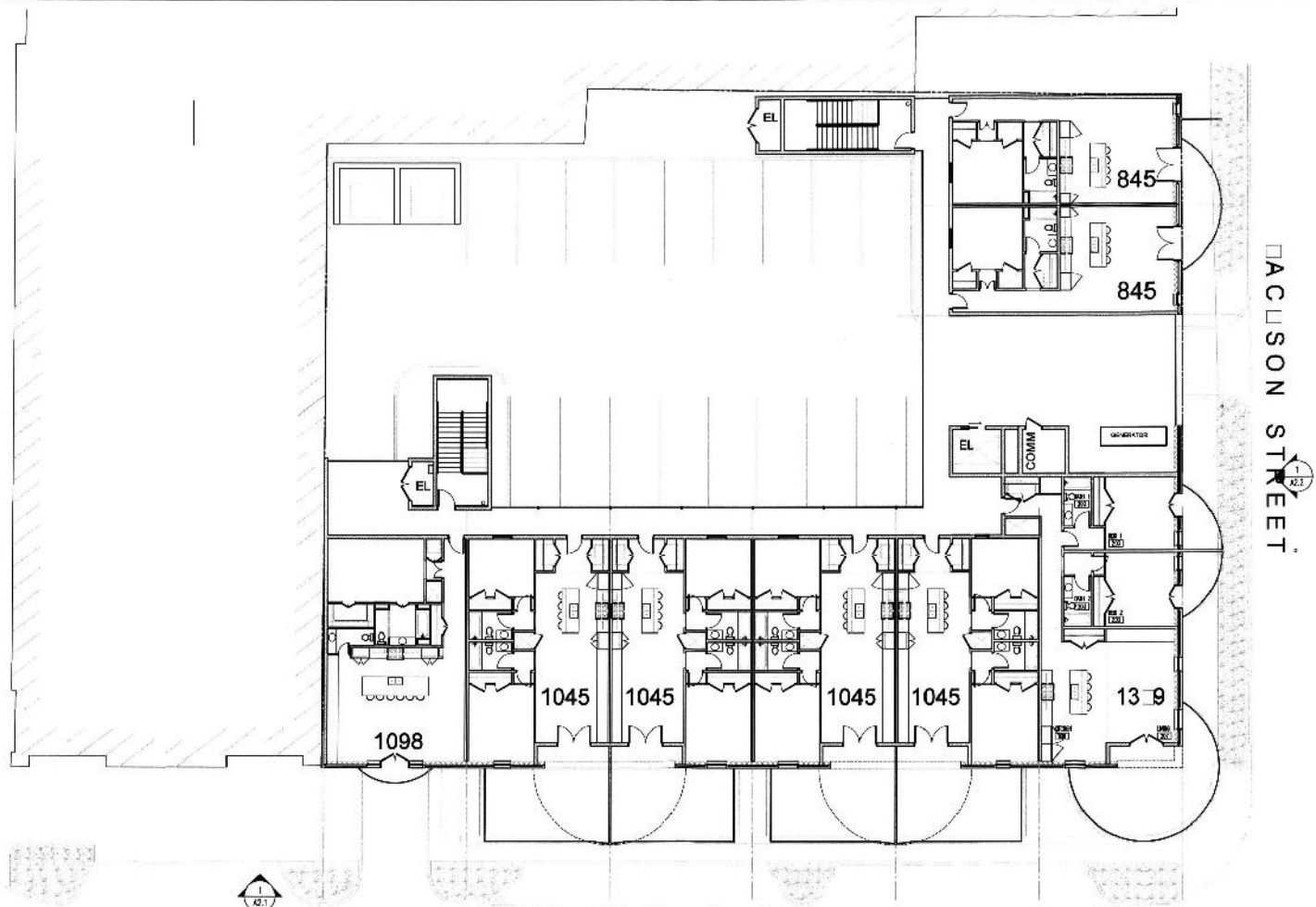
APPLICANT Robert Maurin, RA

REQUEST Building Height and Frontage Type Variances



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DETAIL SITE PLAN



PROPOSED PLAN - THIRD & FOURTH FLOOR

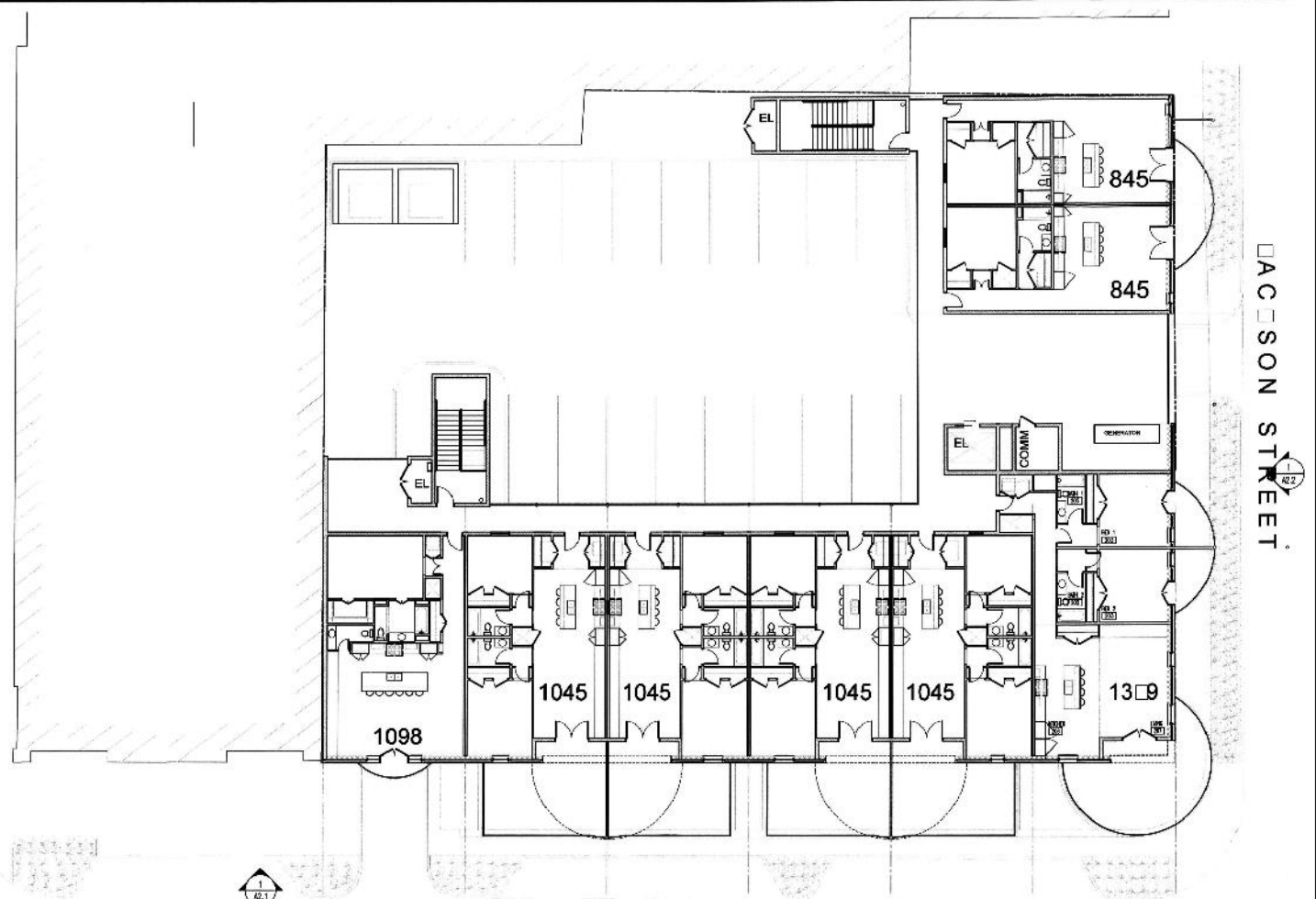
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APPLICANT Robert Maurin, RA

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DETAIL SITE PLAN



PROPOSED PLAN - FIFTH FLOOR

B C D E F G H I J K L M N O P

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DETAIL SITE PLAN



300 ST. LOUIS STREET - EAST ELEVATION

MAURINARCHITECTURE^{PC.}

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DETAIL SITE PLAN



330 ST. LOUIS STREET - SOUTH ELEVATION

MAURINARCHITECTURE^{PC.}

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