

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: October 6, 2014****CASE NUMBER**

5882

APPLICANT NAME

Coward Hospitality Services, LLC

LOCATION

12 North Joachim Street
(East side of North Joachim Street, 130'+ North of
Dauphin Street, extending to the Southwest corner of North
Conception Street and St. Francis Street)

ANALYSIS

This is a request for a six-month extension of a previously approved access and maneuvering variance. The subject site is located on the East side of North Joachim Street, 130'± North of Dauphin Street, extending to the Southwest corner of North Conception Street and St. Francis Street, and is located in Council District 2.

This is the first extension request since the variance was originally approved at the Board of Zoning Adjustment's April 7, 2014 meeting.

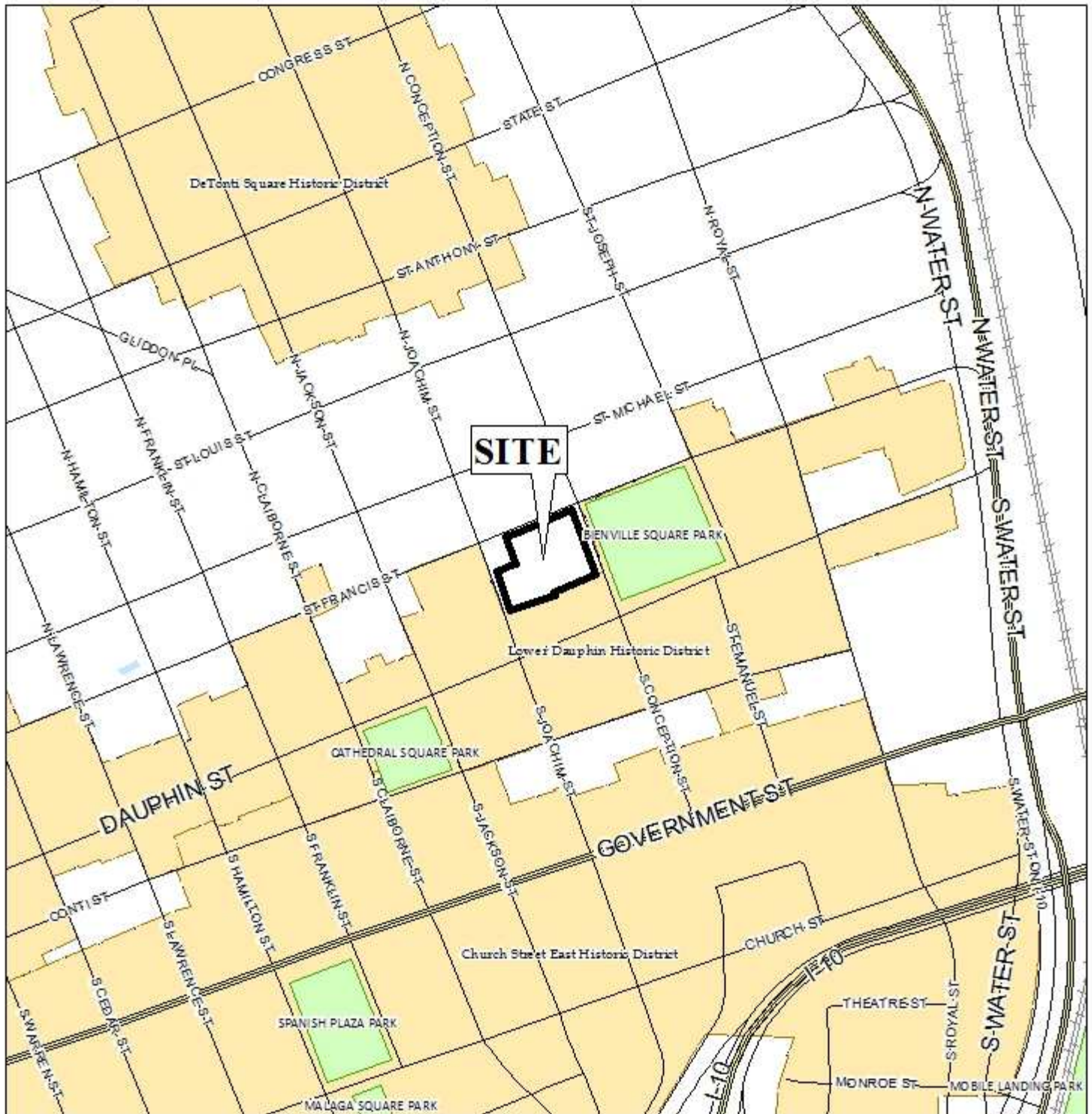
The applicant states that plans are still being finalized, and they anticipate completion in October 2014. It should be noted that if there are any changes to the site plan, a new variance application may be required.

Since approval of the original variance request, the Zoning Ordinance regulations for the downtown area have changed, thus if the variance is allowed to expire, the new Downtown Development District regulations will be applicable.

RECOMMENDATION:

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

LOCATOR MAP



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APPLICANT Cowart Hospitality Services, LLC

REQUEST Access and Maneuvering Variances



**BOARD OF ADJUSTMENT
VICINITY MAP - EXISTING ZONING**



Commercial land use is located to the north, west, and south of the site. A park is located to the east of the site.

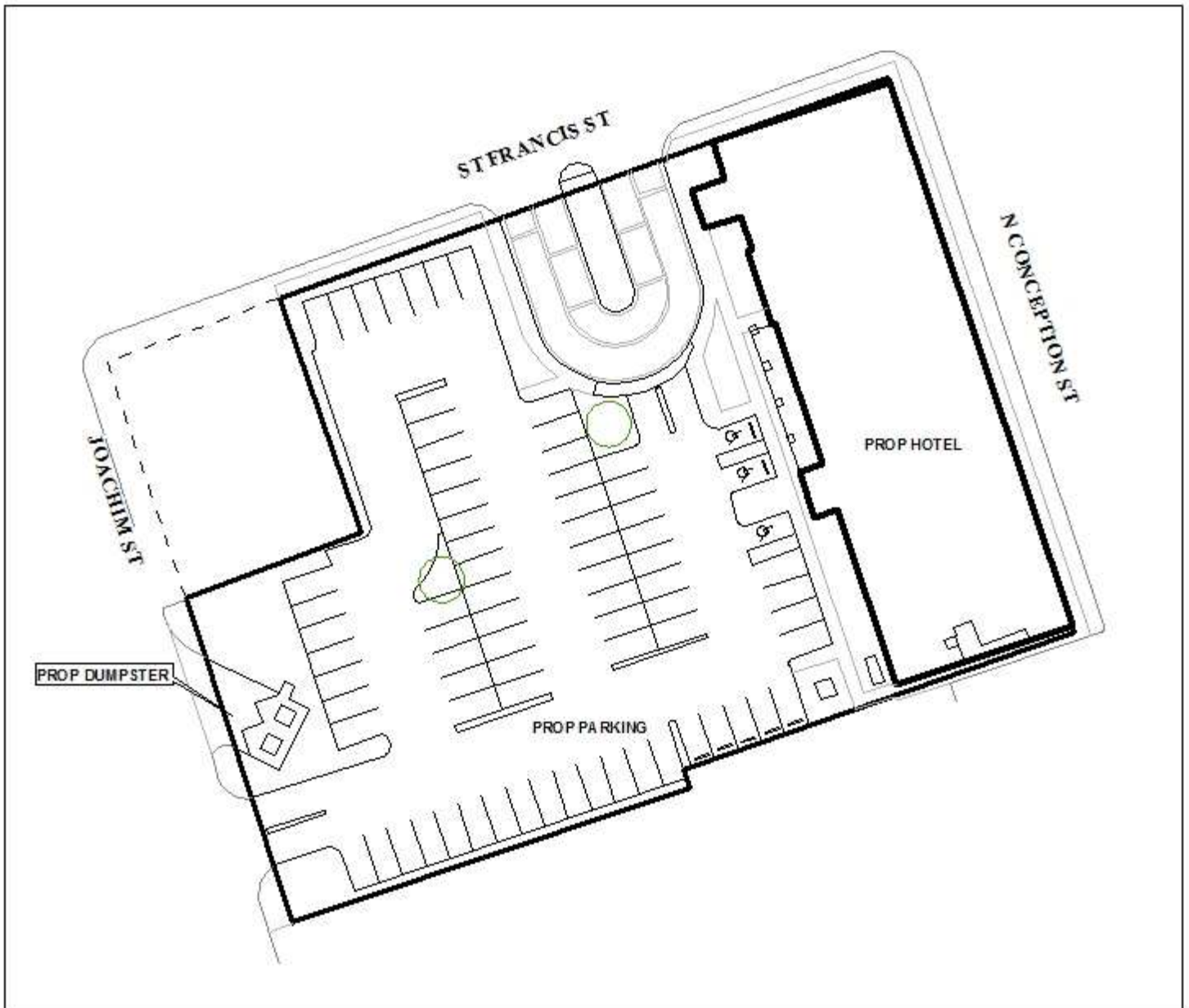
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SITE PLAN



The site plan illustrates the proposed hotel development.

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