

**BOARD OF ZONING ADJUSTMENT  
STAFF REPORT****Date: November 2, 2015****CASE NUMBER**

5956

**APPLICANT NAME**

Adline Clarke

**LOCATION**856 Canal Street  
(North side of Canal Street, 90'+ East of South Broad Street)**VARIANCE REQUEST****BUILDING SETBACK:** Setback Variance to allow a 5.21 foot front yard setback and a 5.25 foot rear yard setback in a T-3 Sub-District.**PARKING SETBACK:** Setback Variance to allow a 10 foot front yard parking setback in a T-3 Sub-District.**TREE PLANTINGS:** Tree Planting Variance request to allow three understory trees between the street curb and the sidewalk in a T-3 Sub-District.**ZONING ORDINANCE  
REQUIREMENT****BUILDING SETBACK:** The Zoning Ordinance requires a 10 – 18 foot front yard setback and a 20 foot rear setback in a T-3 Sub-District.**PARKING SETBACK:** The Zoning Ordinance requires a 30 foot front yard parking setback in a T-3 Sub-District.**TREE PLANTINGS:** The Zoning Ordinance requires one overstory heritage tree for every 30 feet of frontage in a T-3 Sub-District.**ZONING**

T-3 Sub-District

**AREA OF PROPERTY**

0.15±Acres

**CITY COUNCIL  
DISTRICT**

District 2

**ANALYSIS**

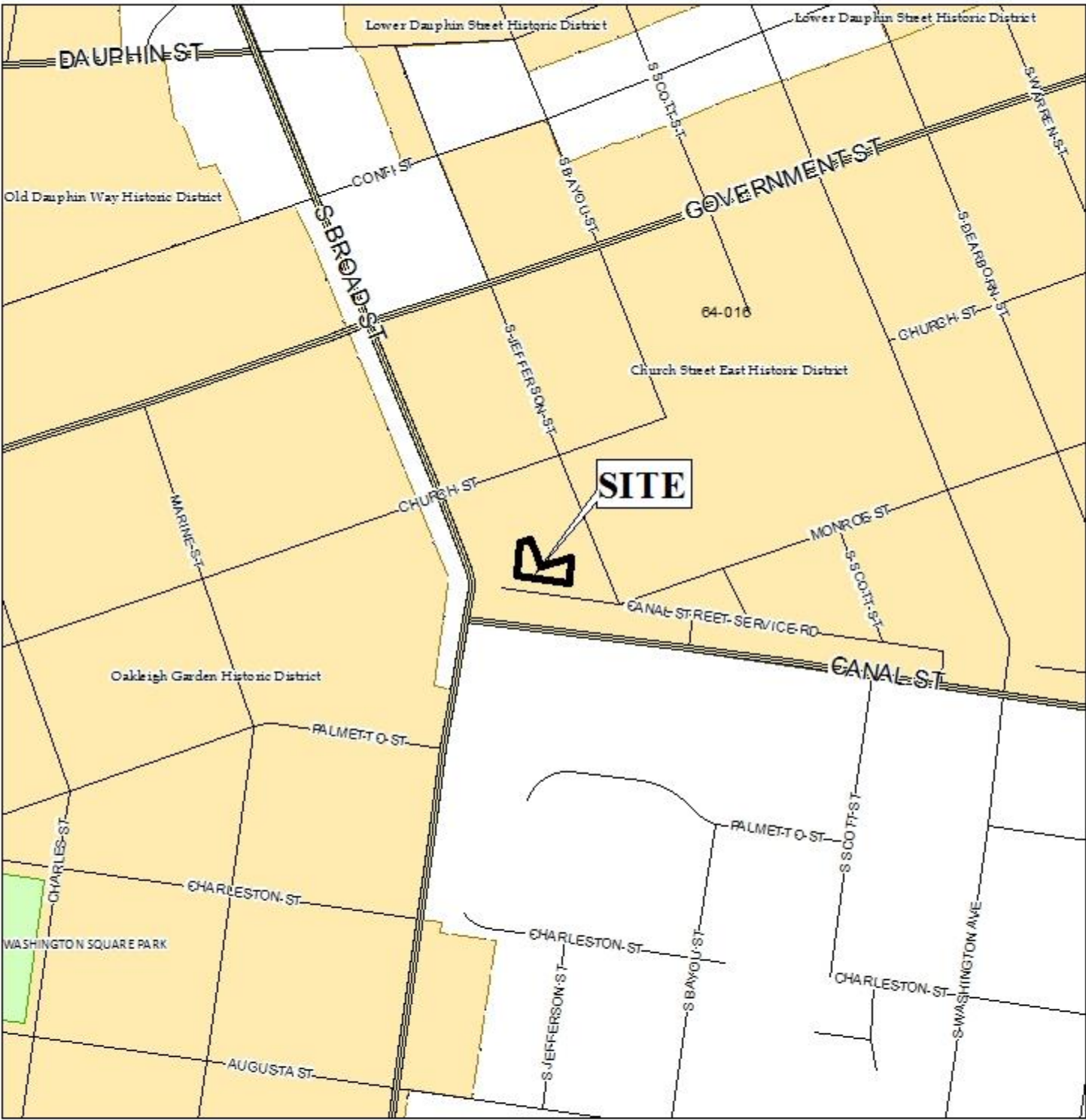
This is the first request for the extension of an approval granted by the Board at its April 6, 2015 meeting. The applicant has applied for permits, but such have not as yet been issued, hence the request for extension.

There have been no changes in the area, nor have there been any changes to the regulations that would impact previous approvals.

**RECOMMENDATION:**

Based on the preceding, staff recommends to the Board approval of the extension request, subject to the applicant obtaining building permits within six (6) months.

# LOCATOR MAP



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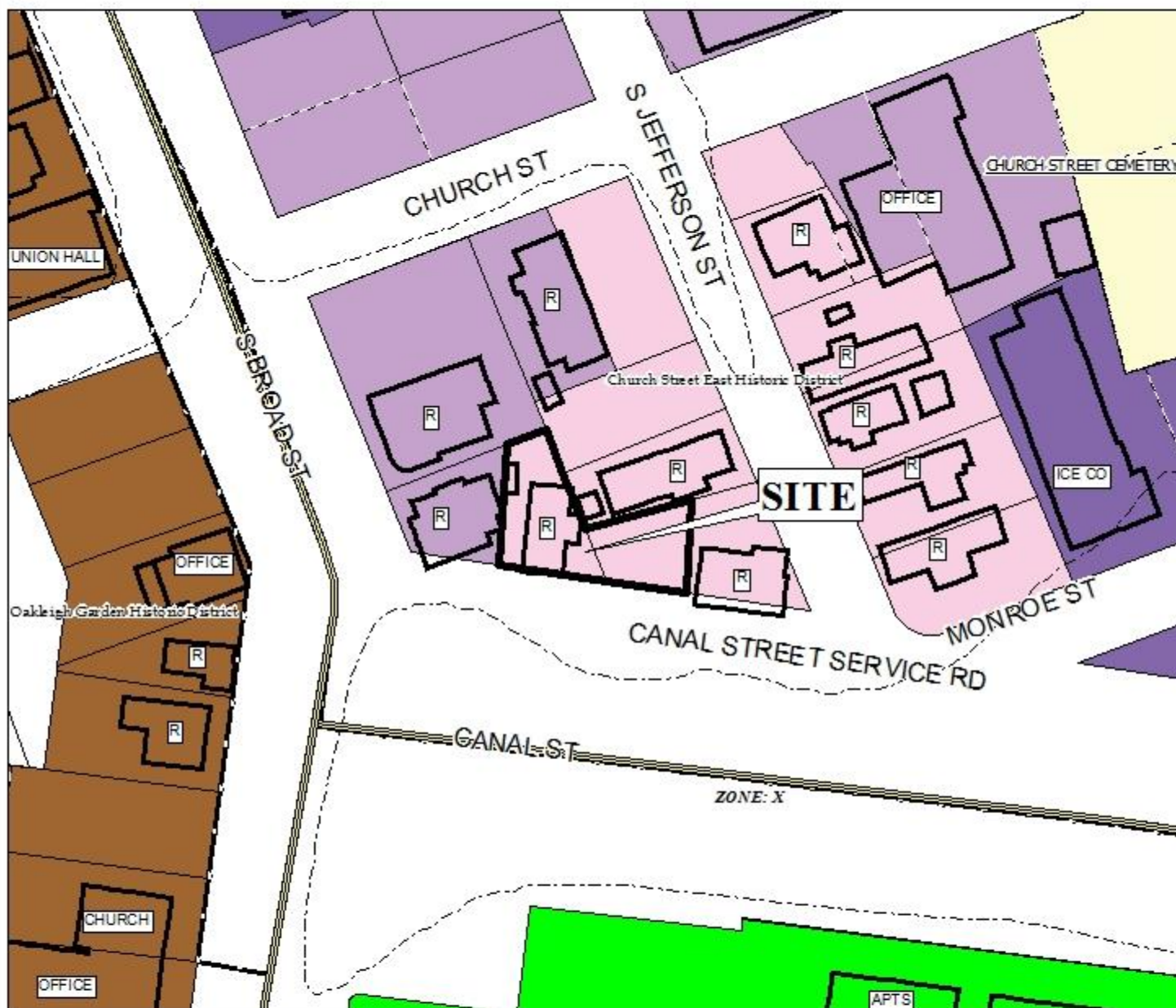
REQUEST \_\_\_\_\_ Site Variance



NTS

# BOARD OF ADJUSTMENT

## VICINITY MAP - EXISTING ZONING



The site is surrounded by residential and commercial units.

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REQUEST Site Variance

<span style="background-color: #00FFFF; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> R-A	<span style="background-color: #00FF00; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> R-3	<span style="background-color: #D2B48C; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> T-B	<span style="background-color: #FFA500; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> B-2	<span style="background-color: #0000FF; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> B-5	<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> MUN	<span style="background-color: #FF4500; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> SD-WH	<span style="background-color: #800080; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> T5.1
<span style="background-color: #FFFFFF; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> R-1	<span style="background-color: #FF00FF; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> R-B	<span style="background-color: #00FFFF; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> B-1	<span style="background-color: #FF0000; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> B-3	<span style="background-color: #CCCCFF; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> I-1	<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> OPEN	<span style="background-color: #FFC0CB; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> T3	<span style="background-color: #4B0082; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> T5.2
<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> R-2	<span style="background-color: #FFC0CB; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> H-B	<span style="background-color: #FF00FF; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> LB-2	<span style="background-color: #8B4513; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> B-4	<span style="background-color: #D3D3D3; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> I-2	<span style="background-color: #FFA500; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> SD	<span style="background-color: #C0C0FF; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> T4	<span style="background-color: #000080; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> T6





# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING

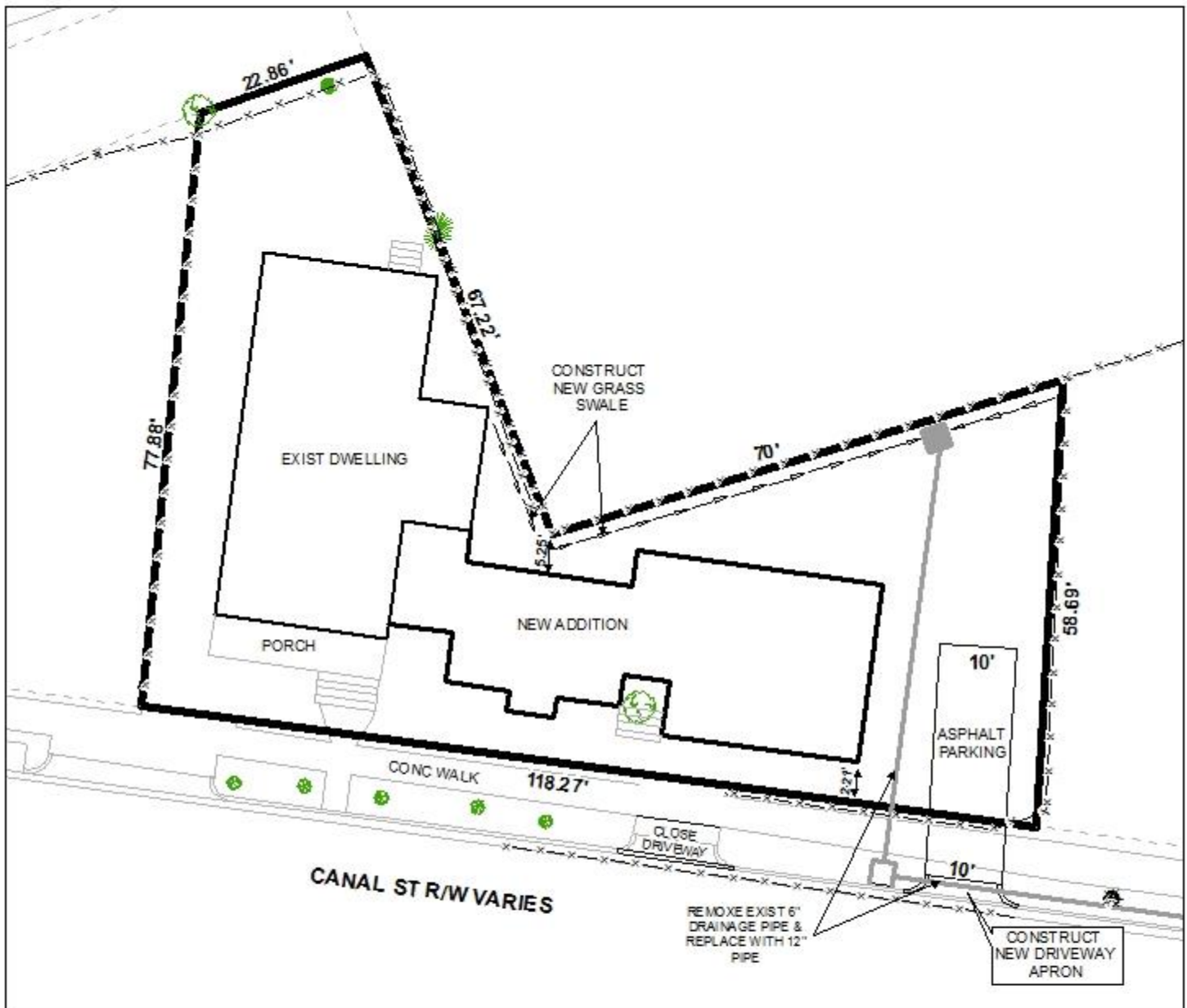


The site is surrounded by residential and commercial units.

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# SITE PLAN



The site plan illustrates the existing building, new addition, parking, and fences.

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