

APPLICATION NUMBER

**5332**

A REQUEST FOR

**PARKING, ACCESS/MANEUVERING AND  
LANDSCAPING AND TREE PLANTING VARIANCES TO  
ALLOW AGGREGATE PARKING,  
ACCESS/MANEUVERING AREAS WITH NO  
LANDSCAPING AND TREES IN AN I-1, LIGHT  
INDUSTRY DISTRICT; PARKING AND  
ACCESS/MANEUVERING AREAS MUST BE ASPHALT,  
CONCRETE OR AN APPROVED ALTERNATIVE PAVING  
SURFACE, THAT 12% OF THE SITE BE LANDSCAPED,  
AND THE PLANTING OF TWO OVERSTORY TREES IN  
AN I-1, LIGHT INDUSTRY DISTRICT**

LOCATED AT

(West side of St. Emanuel Street, 80' ± North of Short Texas Street)

APPLICANT/AGENT

**MARK S. BULLIS**

OWNER

**GRITTER FAMILY PARTNERSHIP**

**BOARD OF ZONING ADJUSTMENT**

DECEMBER 2005

The applicant is requesting Parking, Access/Maneuvering and Landscaping and Tree Planting Variances to allow aggregate parking, access/maneuvering areas with no landscaping and trees in I-1, Light Industry District; parking and access/maneuvering areas must be asphalt, concrete or an approved alternative paving surfaces, and that 12% of the site be landscaped, and the planting of two overstory trees in I-1, Light Industry District.

The applicant states that the proposed use on the site will consist of the storage of various material and equipment such as, metal sheet, oversize stock, machinery and equipment. The applicant states that the constant activity of Industrial forklifts, tractors, Class 8 tandem axle trucks and several trucks and cranes capable of loads of 65,000 GVW (Gross Vehicle Weight). The applicant states that asphalt is not engineered to carry these loads whereas aggregate could sustain these industrial applications.

Recently two structures were demolished on this site. Now, the applicant proposes an aggregate parking area for large vehicles and stock on the site. In the past, the Board has taken into consideration the type of use a parking facility would serve, and while the Board has approved aggregate surface parking facilities; full compliance with the landscaping and trees has been a condition of approval.

The reason aggregate is not an approved surface is because of the possibility of the aggregate to shift onto the right-of-way and adjacent properties, and parking spaces are not readily delineated. Furthermore, without the appropriate compaction of the subsurface materials, benefits toward impeding run-off may not be achieved, which is critical as the site is located in a flood zone.

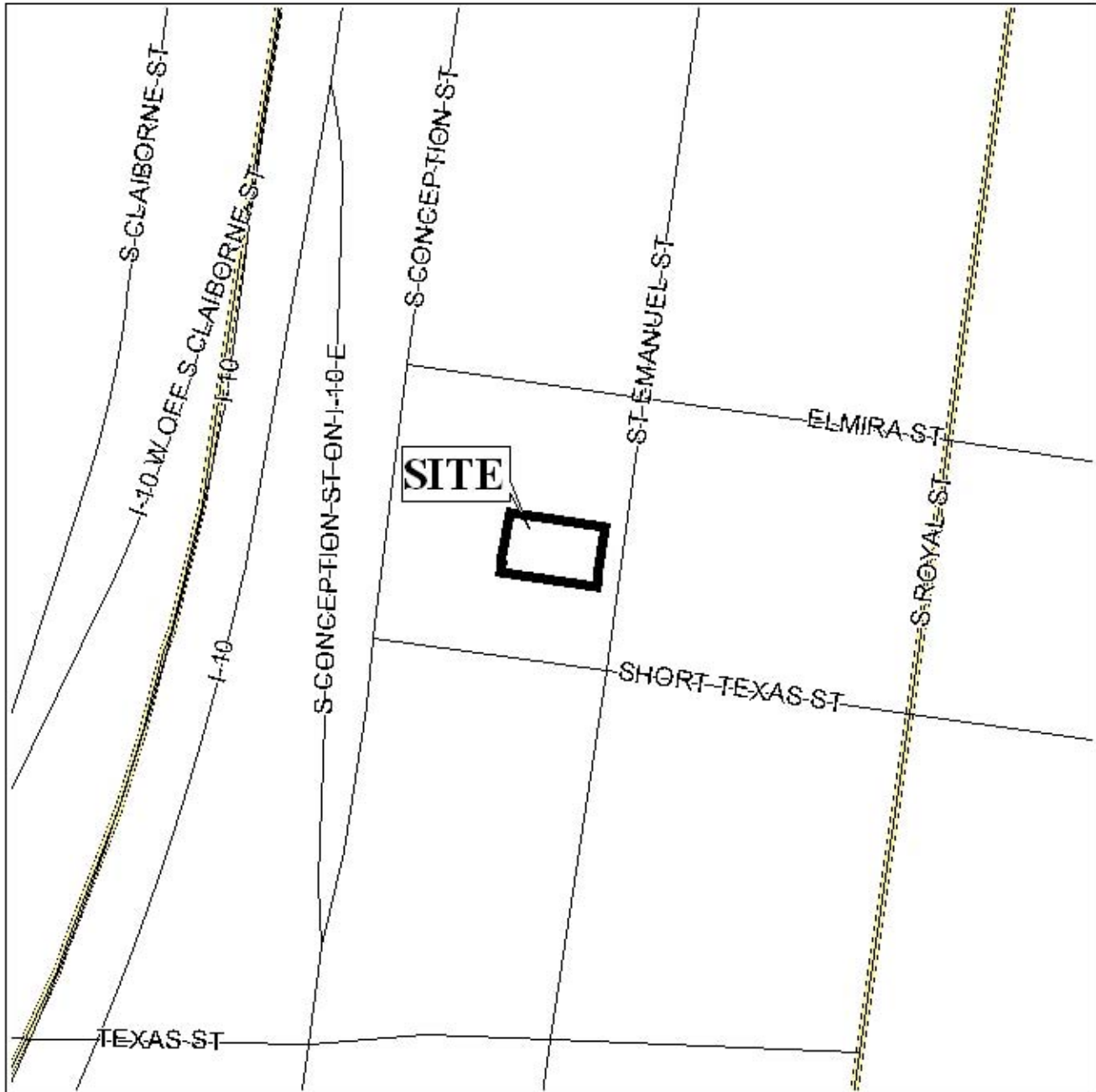
The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed, and substantial justice done to the applicant and the surrounding neighborhood.

The applicant failed to illustrate that a literal enforcement of the Ordinance would result in an unnecessary hardship. It is simply the applicant's desire to develop the site without complying with the parking surface, landscaping and tree planting requirements of the Ordinance.

**RECOMMENDATION 5332****Date: December 5, 2005**

Based on the preceding, it is recommended that this application be denied.

## LOCATOR MAP



APPLICATION NUMBER 5332 DATE December 5, 2005

APPLICANT Mark S. Bullis ( Gritter Family Partnership)

REQUEST Parking, Access/Maneuvering, Landscaping, Tree Planting Variance



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# BOARD OF ADJUSTMENT

## VICINITY MAP - EXISTING ZONING



The site is surrounded by mixed land use

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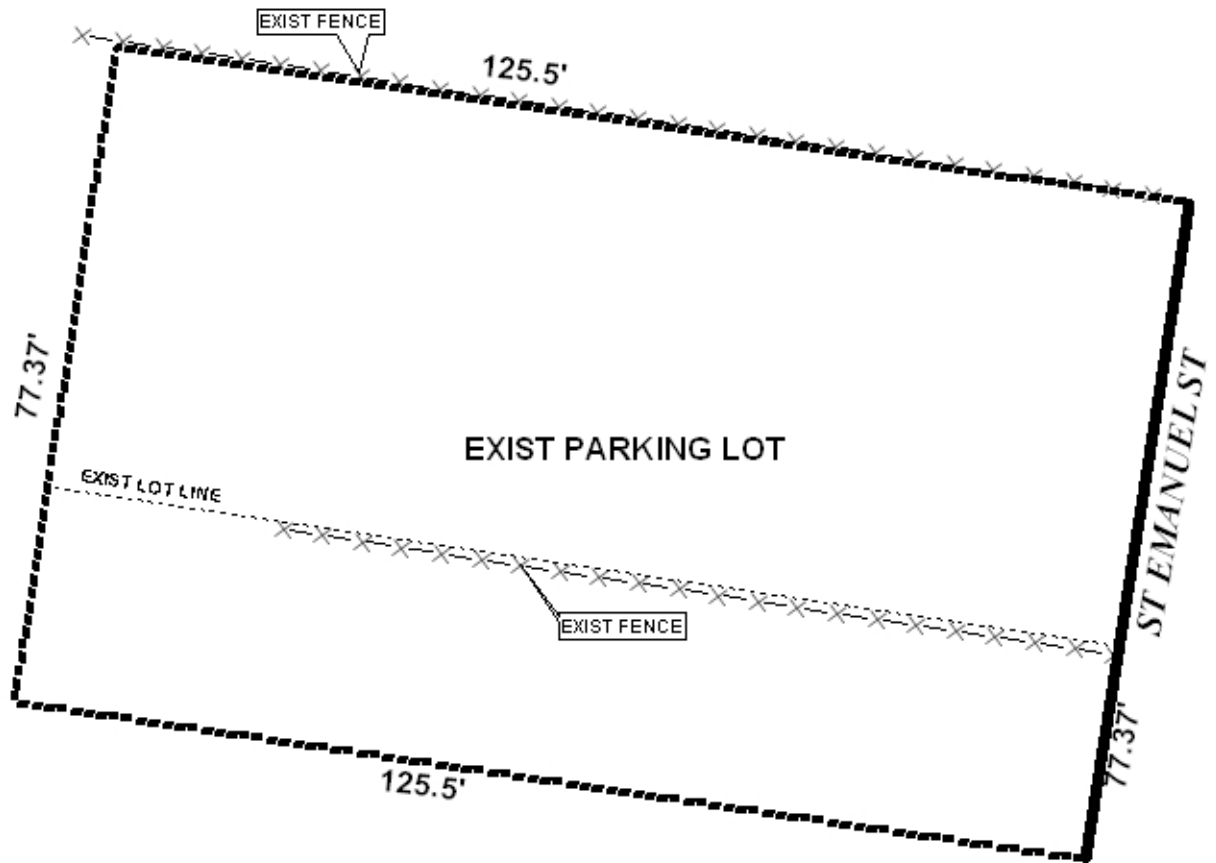
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



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## SITE PLAN



The site plan illustrates the existing fencing and parking lot

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