

APPLICATION NUMBER

**5373**

A REQUEST FOR

**USE VARIANCE TO ALLOW 21 OFF-SITE PARKING  
SPACES FOR THE EXPANSION OF A CHURCH PARKING  
LOT; THE ZONING ORDINANCE REQUIRES ALL  
PARKING TO BE ON-SITE FOR A CHURCH IN AN R-1,  
SINGLE-FAMILY RESIDENTIAL DISTRICT.**

LOCATED AT

**1350 CHINQUAPIN STREET**

(South side of Chinquapin Street, extending to the North side of Chisam Street, 80'±  
West of Peach Street)

APPLICANT/OWNER

**GREATER MACEDONIA BAPTIST CHURCH**

**BOARD OF ZONING ADJUSTMENT**

SEPTEMBER 2006

The applicant is requesting a Use Variance to allow 21 off-site parking spaces for the expansion of a church parking lot; the Zoning Ordinance requires all parking to be on-site for a church in an R-1, Single-Family Residential District.

The church has seating for 160 members, requiring 40 parking spaces. It is expanding on its main site on the West side of Peach Street, extending from Spruce Street to Chinquapin Street, and will have 19 on-site parking spaces. The additional 21 required parking spaces are planned to be located on church-owned property on the South side of Chinquapin Street.

Due to the size of the church property and the existing church site being unable to accommodate the required parking, a hardship may exist for the church property. The proposed off-site parking could alleviate the parking problem on the main site and would not be out of character with the neighborhood as there are several churches within just a few blocks of the applicant.

Churches are allowed with Planning Approval, and it should be noted that the applicant has submitted a Planning Approval application that will be heard at the September 21 Planning Commission meeting, along with Subdivision and Sidewalk Waiver applications.

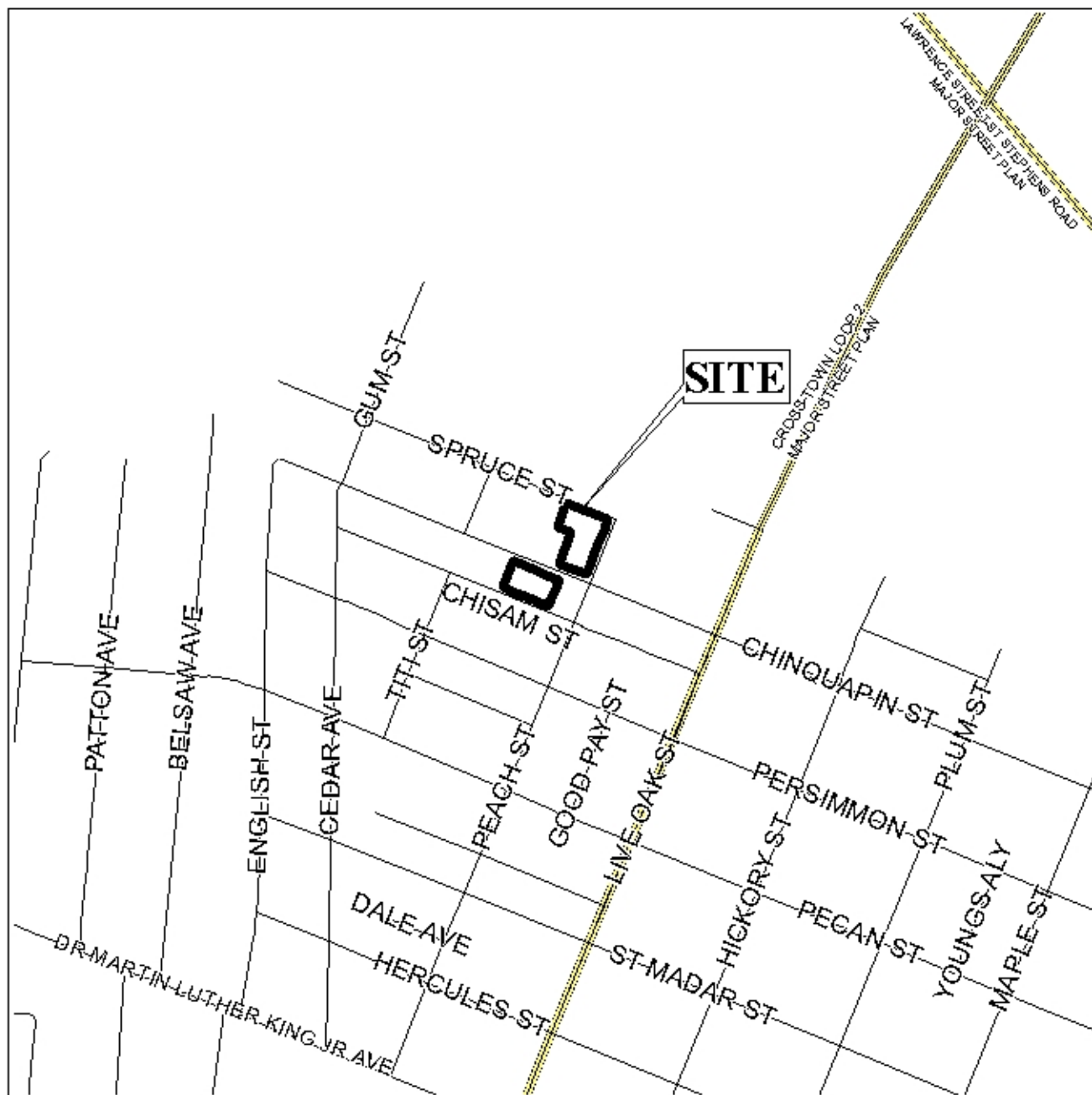
The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement 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.

Variances are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes unnecessary hardship and substantial justice is a matter to be determined from the facts and circumstances of each application.

**RECOMMENDATION 5373****Date: September 11, 2006**

Based on the preceding, this application is recommended for approval subject to the following condition: (1) the applicant obtains the necessary approvals from the Planning Commission and compliance with any conditions thereof.

## LOCATOR MAP



APPLICATION NUMBER 5373 DATE September 11, 2006

APPLICANT Greater Macedonia Baptist Church

REQUEST Use Variance



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# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units

APPLICATION NUMBER 5373 DATE September 11, 2006 N

APPLICANT Greater Macedonia Baptist Church

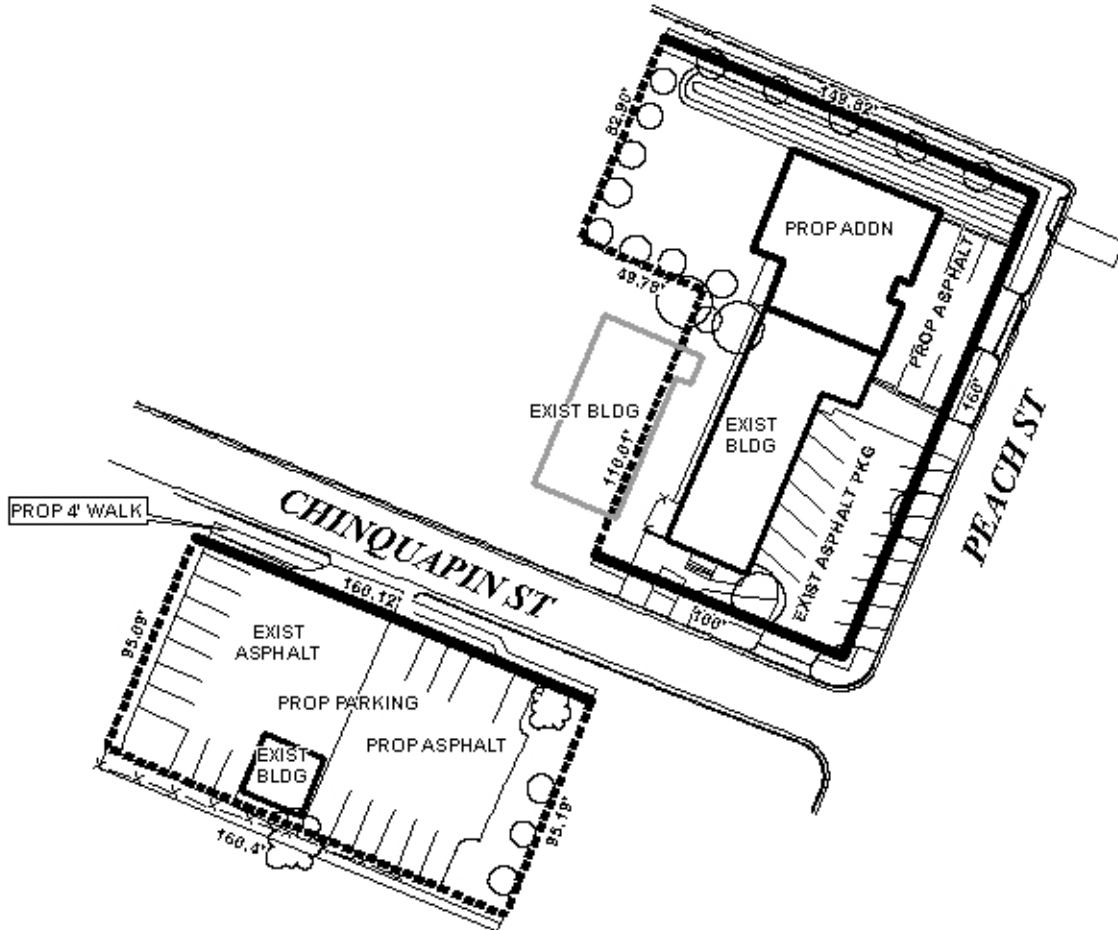
REQUEST Use Variance

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 buildings, parking, along with the proposed buildings, and parking

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