

EXTENSION

APPLICATION NUMBER

5572

A REQUEST FOR

**VEHICULAR ACCESS VARIANCE TO ALLOW THE
CONSTRUCTION OF A 16' WIDE DRIVE IN A
TRADITIONAL CENTER DISTRICT; THE ZONING
ORDINANCE REQUIRES A MINIMUM ACCESS WIDTH
OF 24' FOR DEVELOPMENTS INVOKING THE
TRADITIONAL CENTER DISTRICT OVERLAY.**

LOCATED AT

East side of North McGregor Avenue, 170'± South of Spring Hill Avenue.

APPLICANT/OWNER

JEFF QUINNELLY

BOARD OF ZONING ADJUSTMENT

JUNE 2010

EXTENSION

ANALYSIS APPLICATION 5572

Date: June 7, 2010

The applicant is requesting a one-year extension of a previously approved Vehicular Access Variance to allow the construction of a 16' wide drive in a Traditional Center District; the Zoning Ordinance requires a minimum access width of 24' for developments invoking the Traditional Center District Overlay.

The applicant states that plans are currently being prepared for the proposed office site and the extension is to ensure that the design professional will have adequate time to complete the plans.

Extensions for variance approvals are not uncommon for appropriate reasons, and further time to finalize development plans would be considered an appropriate request. However, as variance approvals are good for a six-month period, such is also the case for extensions. Therefore, the granting of a six-month extension would be appropriate.

EXTENSION

RECOMMENDATION 5572

Date: June 7, 2010

Based upon the preceding, it is recommended that the request for a one-year extension be denied, but approval of a six-month extension be granted.

LOCATOR MAP



APPLICATION NUMBER 5572 DATE June 7, 2010

APPLICANT Jeff Quinnelly

REQUEST Vehicular Access Variance



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



This site is surrounded by residential land use with commercial land use to the north.

APPLICATION NUMBER 5572 DATE June 7, 2010

APPLICANT Jeff Quinnelly

REQUEST Vehicular Access Variance

LEGEND

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



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



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REQUEST Vehicle Access Variance



