

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: May 1, 2017****CASE NUMBER**

6105/964

APPLICANT NAME

Joseph T. Ryerson & Son, Inc.

LOCATION

363 South Royal Street & 378 Old Water Street
(Southeast corner of South Royal Street and Canal Street,
extending to the Southwest corner of Canal Street and Old
Water Street, extending to the Northwest corner of
Palmetto Street and Old Water Street).

VARIANCE REQUEST

FRONT YARD SETBACK: Front Yard Setback
Variance to allow a structure within 13' of the front yard
property line in an I-2, Heavy Industry District.

SURFACING: Surfacing Variance to allow aggregate
surfacing for a parking area in an I-2, Heavy Industry
District.

**ZONING ORDINANCE
REQUIREMENT**

FRONT YARD SETBACK: The Zoning Ordinance
requires at least a 25' front yard setback.

SURFACING: The Zoning Ordinance requires all parking
surfaces be paved with asphalt, concrete, or an approved
alternative paving surface.

ZONING

I-2, Heavy Industry

AREA OF PROPERTY

3.5± Acres

