

APPLICATION NUMBER

**5438/5396**

A REQUEST FOR

**PARKING RATIO VARIANCE TO ALLOW 171 PARKING  
SPACES AT A 750-SEAT CHURCH; THE ZONING  
ORDINANCE REQUIRES 188 PARKING SPACES (ONE  
PER FOUR SEATS) FOR A 750-SEAT CHURCH.**

LOCATED AT

**2756 OLD SHELL ROAD**

(Northwest corner of Old Shell Road and Bay Shore Avenue)

APPLICANT/OWNER

**SHILOH MISSIONARY BAPTIST CHURCH**

AGENT

**M. DON WILLIAMS**

**BOARD OF ZONING ADJUSTMENT**

OCTOBER 2007

The applicant is requesting a Parking Ratio Variance to allow 171 parking spaces at a 750-seat church; the Zoning Ordinance requires 188 parking spaces (one per four seats) for a 750-seat church.

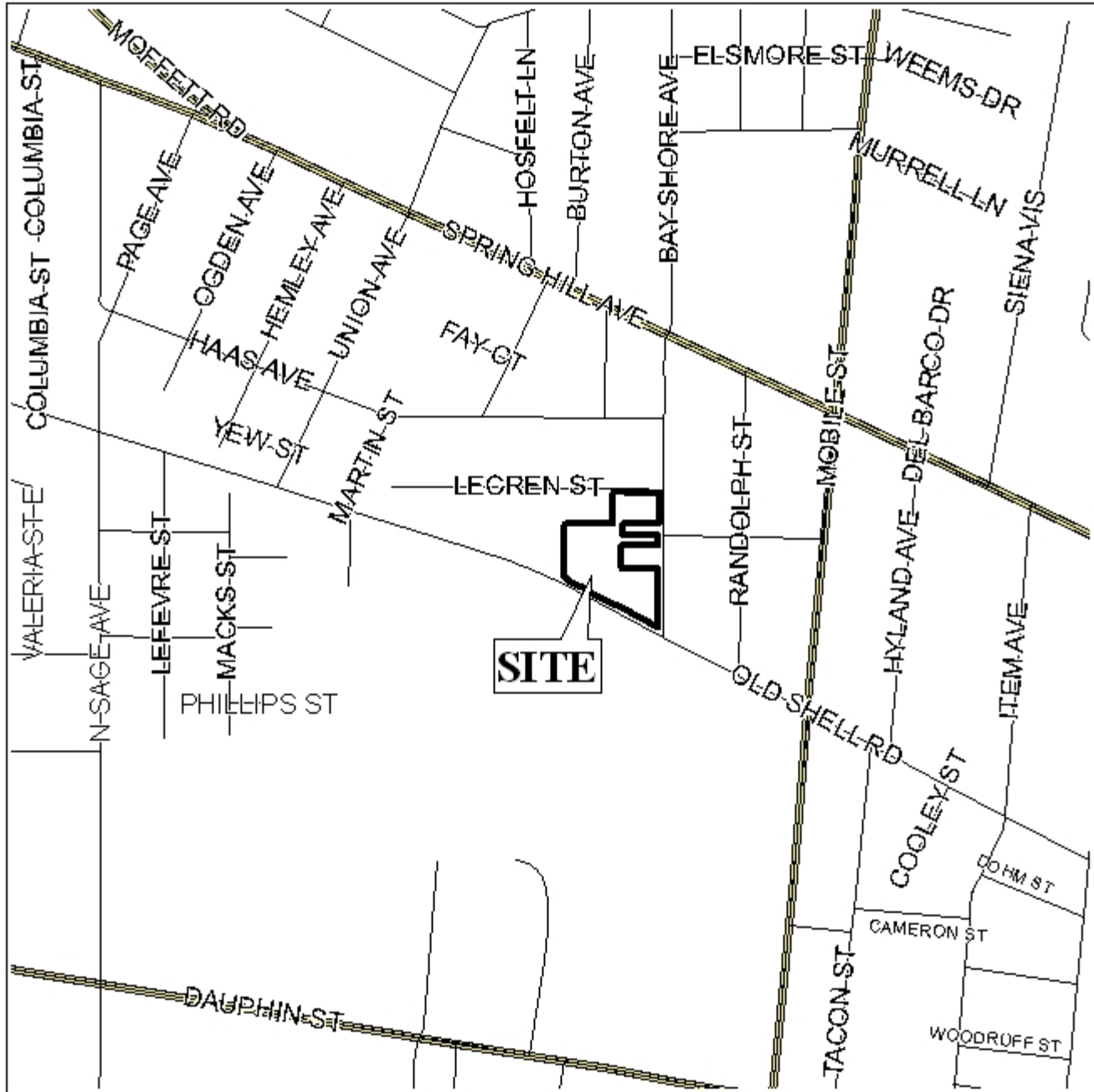
The applicant was granted Use, Off-Site Parking and Parking Surface Variances in December, 2006, to allow the construction of a 36' x 56' carport for 5 vehicles, temporary off-site parking spaces, and an aggregate parking and maneuvering surface. The variance was conditioned upon the applicant submitting Planning Approval, Planned Unit Development, and Subdivision applications to the Planning Commission within one year. Those applications have now been submitted, but with important elements of information lacking which could possibly alter the site plans submitted for those applications and the site plan associated with this variance request. Those elements were also lacking on the site plan submitted with this application. Specifically, no property dimensions were furnished, and the Old Shell Road right-of-way was indicated as varying, but no information was provided regarding minimum or maximum. One of the purposes for illustrating right-of-way is to ensure that the right-of-way provided meets minimum requirements. In this instance, since no information is provided, staff cannot determine if the existing right-of-way is adequate, or if dedication would be required through Planning Commission approvals. If dedication is required, there would have to be significant reconfiguration to the proposed site plan for the Planning Commission applications and the site plan furnished for this variance application.

Since variances are site plan specific, and since the possibility exists that there may have to be a significant reconfiguration of the site plan for this application which could possibly impact the amount of parking provided, the Board should consider a **HOLDOVER** until the site plan issues can be resolved.

**RECOMMENDATION 5438/5396****Date: October 1, 2007**

Based on the preceding, this application is recommended for HOLDOVER to the November meeting to allow the applicant to submit a revised site plan addressing the property dimension and Old Shell Road right-of-way issues and any possible furnished parking number revisions. This information should be submitted to Planning no later than October 17.

## LOCATOR MAP



APPLICATION NUMBER 5438/5396 DATE October 1, 2007

APPLICANT Shiloh Missionary Baptist Church

REQUEST Parking Ratio Variance



NTS

# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



A baseball park and school are to the south of the site, vacant commercial land uses are to the southeast, single family residential units are located to the west, east and north of the site, and duplexes are to the north.

APPLICATION NUMBER 5438/5396 DATE October 1, 2007

APPLICANT Shiloh Missionary Baptist Church

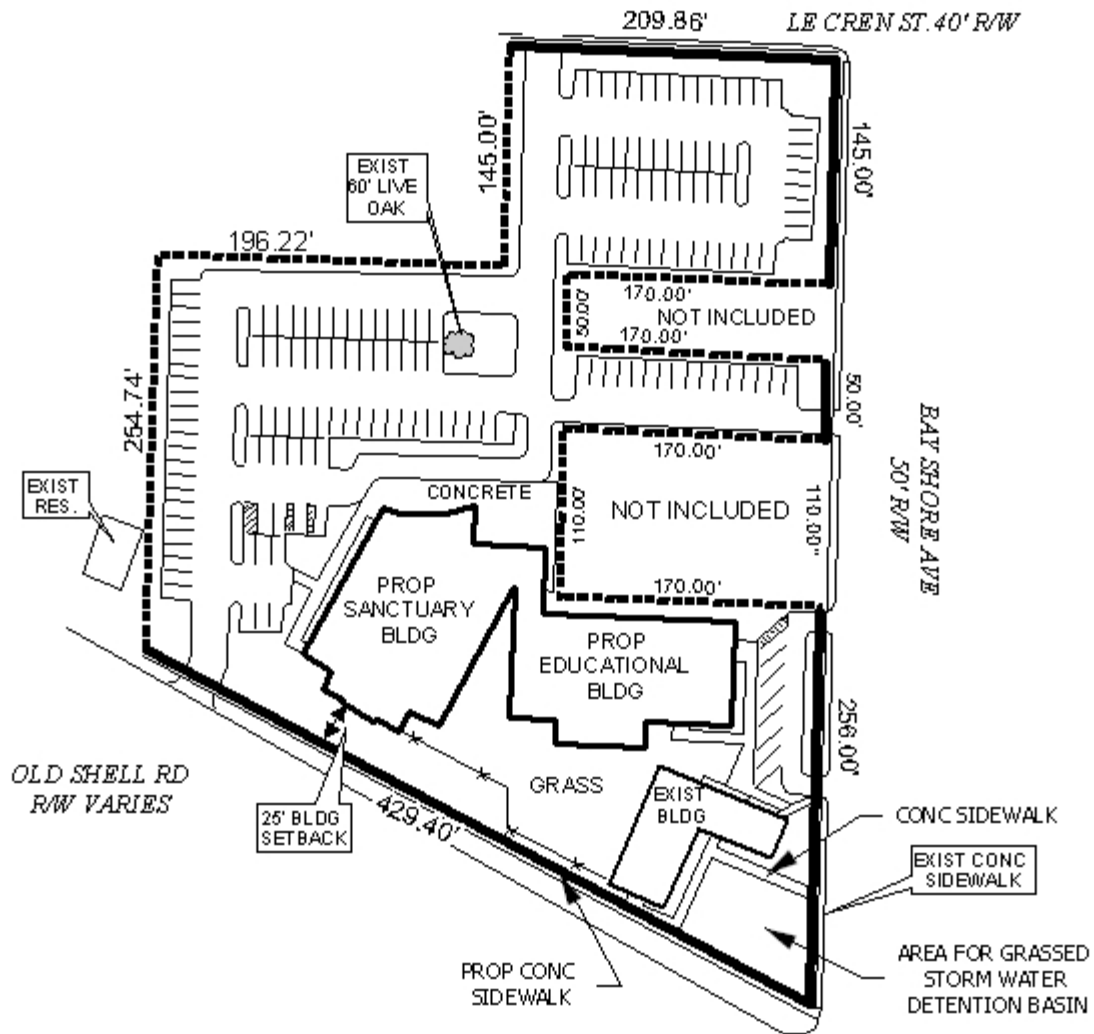
REQUEST Parking Ratio Variance

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
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 NTS

# SITE PLAN



Proposed buildings, parking, landscaping, and sidewalks are illustrated in the site plan.

APPLICATION NUMBER 5438/5396 DATE October 1, 2007

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REQUEST Parking Ratio Variance



NTS