

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: November 5, 2012****CASE NUMBER**

5794/5708/5685

APPLICANT NAME

Advanced Disposal Services Gulf Coast, LLC & Jeffrey E. Quinnelly

LOCATION6225 Rangeline Road
(East side of Rangeline Road, 1400'± North of Old Rangeline Road).**VARIANCE REQUEST****PARKING SURFACE:** Parking Surface Variance to amend a previously approved Surfacing, Off-Site Parking, and Access/Maneuvering Variance to allow three additional gravel-surfaced parking spaces in a B-5, Office-Distribution District.**ZONING ORDINANCE
REQUIREMENT****PARKING SURFACE:** The Zoning Ordinance requires parking spaces to be paved with asphalt, concrete, or an approved alternative paving surface in a B-5, Office-Distribution District.**ZONING**

B-5, Office-Distribution

AREA OF PROPERTY

2.21± Acres

**TRAFFIC ENGINEERING
COMMENTS**

No comments.

**CITY COUNCIL
DISTRICT**

District 4

ANALYSIS

The applicant is requesting a Parking Surface Variance to amend a previously approved Surfacing, Off-Site Parking, and Access/Maneuvering Variance to allow three additional gravel-surfaced parking spaces in a B-5, Office-Distribution District; the Zoning Ordinance requires parking spaces to be paved with asphalt, concrete, or an approved alternative paving surface in a B-5, Office-Distribution District.

The site was the subject of Surfacing, Off-Site Parking, Access/Maneuvering, and Front Landscaping Area Variance requests at the November, 2011, Board meeting. The Front Landscaping Area Variance request was denied, while the others were approved. The applicant has submitted applications for interior renovations to the existing building on the site to include

an expansion of the office area beyond what was presented in the previous Variance application. As a result, the parking requirement has expanded to now require three more parking spaces. Since the previous variance allowed gravel parking for employee vehicles, the applicant now desires to amend the previous approval to allow the additional gravel parking spaces, hence this application.

The site plan submitted is the same as that approved under the previous Variance, except for the addition of the three proposed parking spaces within the existing gravel parking area. Five parking spaces were approved on the gravel surface in the previous Variance approval. The spaces are indicated to be of compliant size, with wheel stops, and adequate access/maneuvering area.

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.

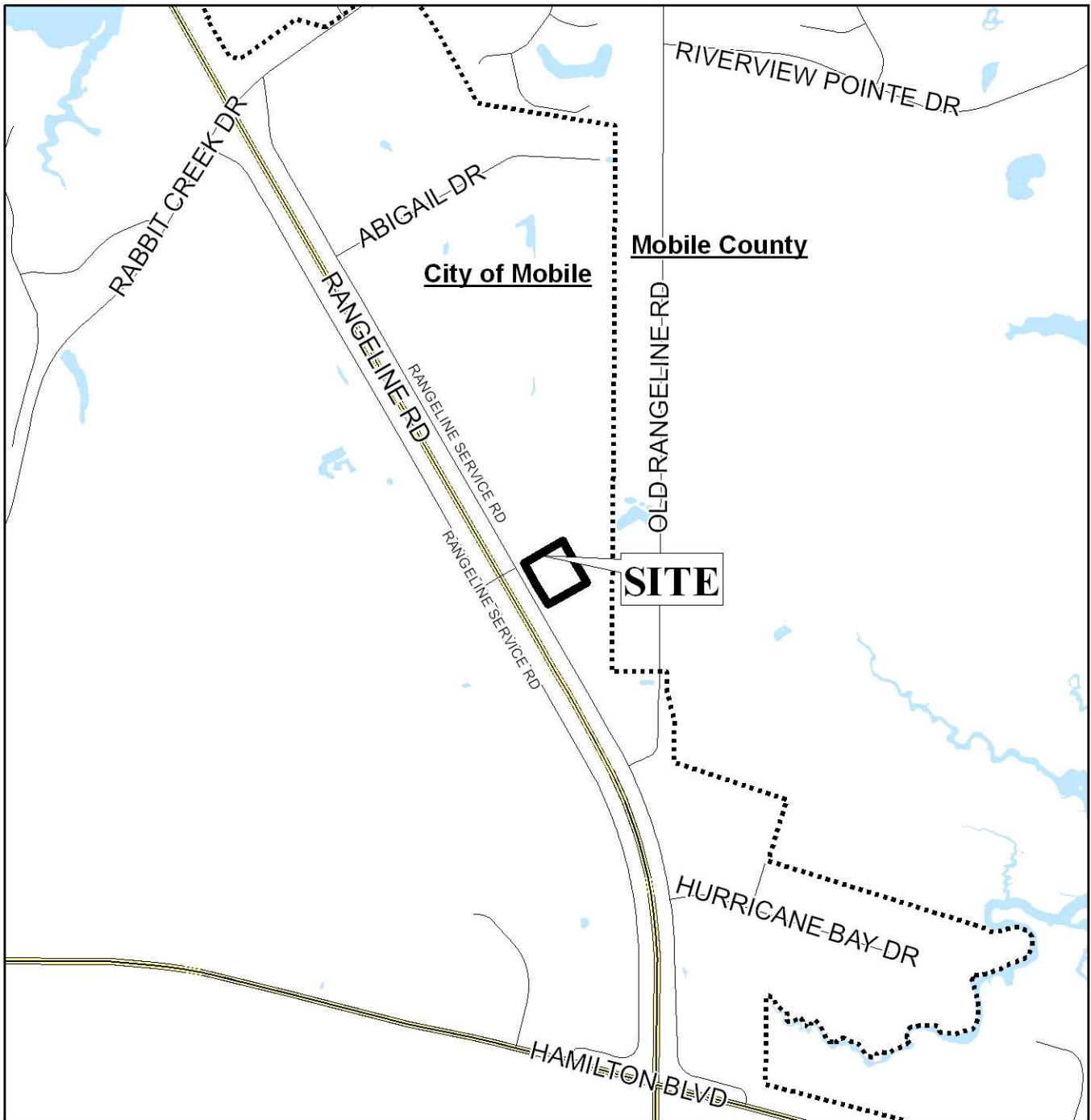
Variances are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes unnecessary hardship and substantial justice is a matter to be determined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

Inasmuch as the original request for the Parking Surface Variance was approved by the Board, and the current request is for a minor expansion to the previously approved gravel parking, the Board should consider this request for approval, subject to conditions.

RECOMMENDATION: Based on the preceding, the request for a Parking Surface Variance to allow three additional gravel-surfaced parking spaces is recommended for approval, subject to the following condition:

- 1) full compliance with all other municipal codes and ordinances.

LOCATOR MAP



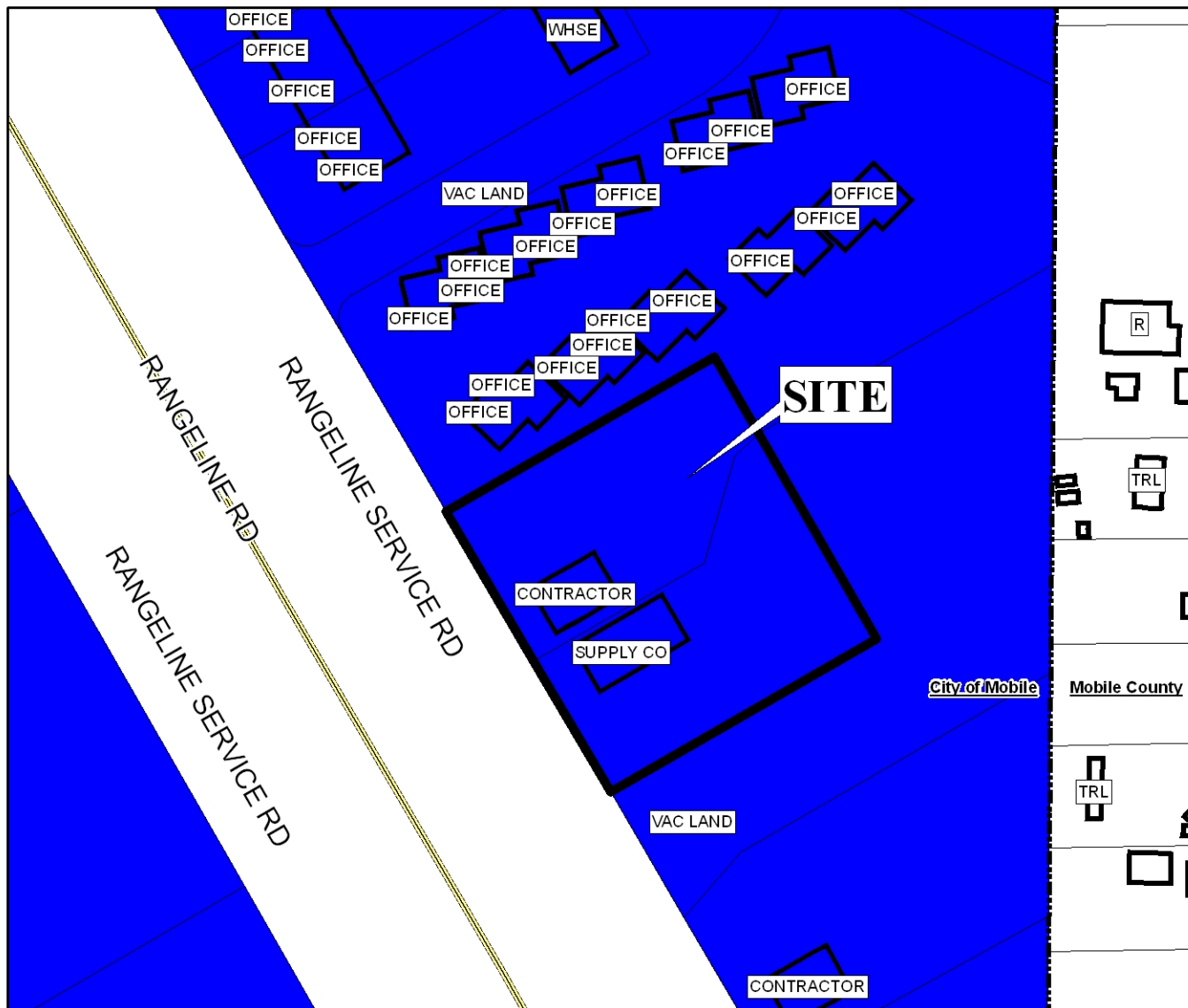
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REQUEST Parking Surface Variance



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING

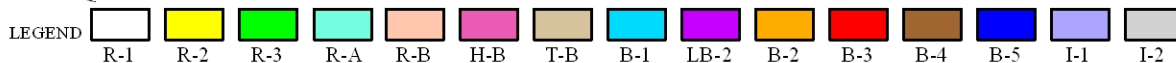


Commercial sites are located to the north and south of the site. Residential sites are located to the east of the site.

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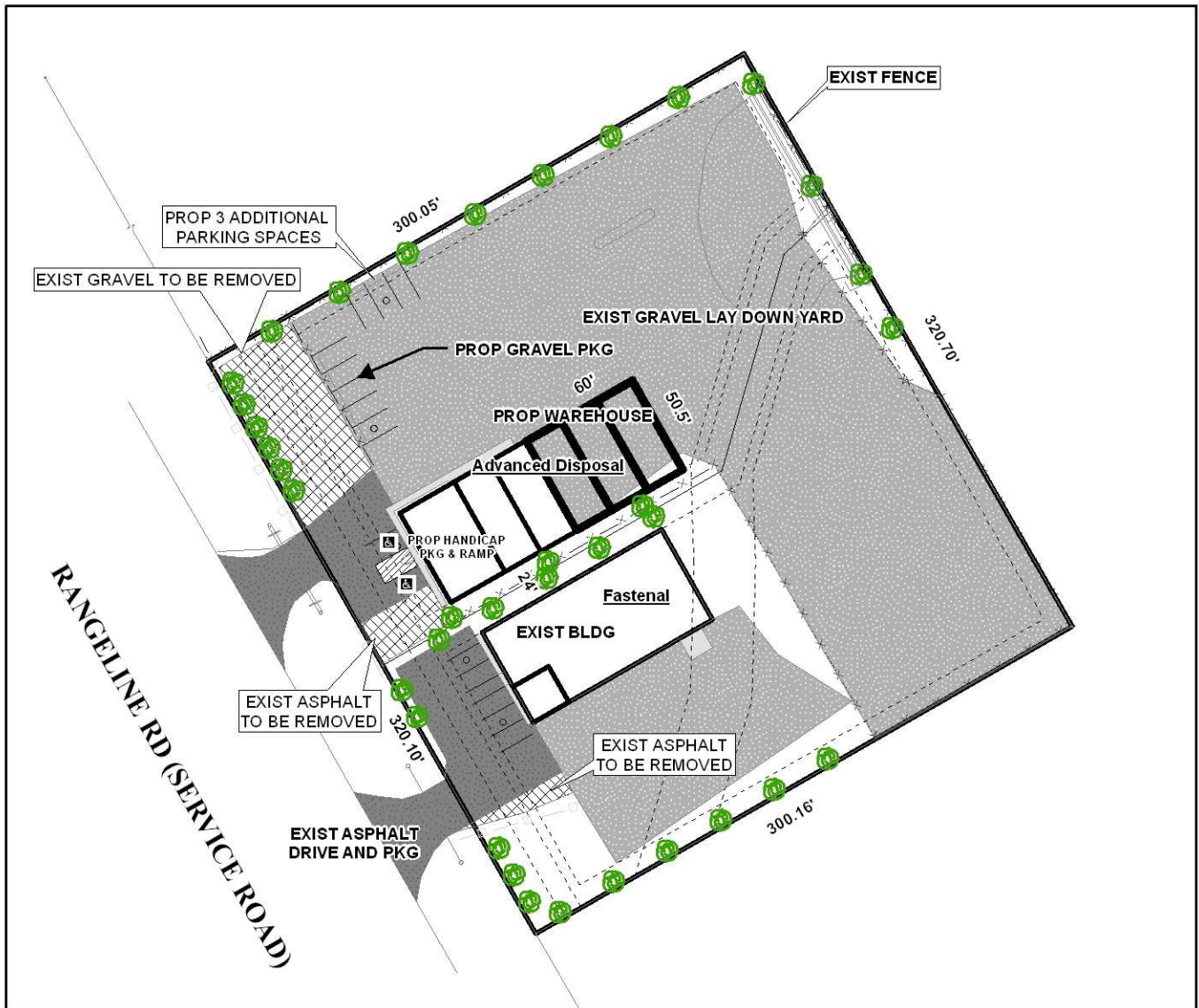
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NTS

SITE PLAN



The site plan illustrates the existing building, gravel laydown yard, proposed asphalt drive, proposed gravel parking, and the proposed building addition.

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