

APPLICATION NUMBER

**5190**

A REQUEST FOR

**SIDE YARD (STREET) SETBACK AND PARKING RATIO  
VARIANCES TO ALLOW A 5,730 SQUARE FOOT TWO-  
STORY ADDITION TO AN EXISTING CHURCH  
FACILITY WITHIN TEN-FEET (10') OF THE FRONT  
PROPERTY LINE AND PROVIDING SEVENTY-THREE  
(73) ON-SITE PARKING SPACES; A MINIMUM SIDE  
YARD SETBACK OF 20' IS REQUIRED, ALONG A SIDE  
STREET IN R-3, MULTI-FAMILY RESIDENTIAL  
DISTRICTS AND EIGHTY-SEVEN (87) ON-SITE PARKING  
SPACES ARE REQUIRED FOR A CHURCH WITH A  
SEATING CAPACITY OF THREE HUNDRED FORTY-  
SEVEN (347)**

LOCATED AT

**500 EARLE STREET**

(Northeast corner of North Lawrence and Earle Street)

APPLICANT/OWNER

**AIMWELL MISSIONARY BAPTIST CHURCH**

**BOARD OF ZONING ADJUSTMENT**

JULY 2003

The applicant is requesting Side Yard (Street) Setback and Parking Ratio Variances to allow a 5,730 square foot two-story addition to an existing church facility within ten-feet (10') of the front property line and providing seventy-three (73) on-site parking spaces; a minimum side yard setback of 20' is required, along a side street in R-3, Multi-Family Residential Districts and eighty-seven (87) on-site parking spaces are required for a church with a seating capacity of three hundred forty-seven (347).

The applicant states the proposed addition of a two-story addition (choir loft, office space, and life center) would be in-line with the existing main sanctuary along Lawrence Street. The applicant further states that the building addition does not add additional seating capacity to the existing church sanctuary, which will remain at 347 seats. The applicant also states that the new parking lot will be paved with asphalt in support of the 73 new parking spaces that will be provided.

The proposed addition would maintain the character of the neighborhood and the Board has been mindful of the unique character of older areas when considering site variance applications. It should be noted that the Board has been sympathetic in granting variances in the older urban areas of the city, especially when the addition is "in-line" with the existing structure, and a 5 feet or greater setback is provided.

The surrounding neighborhood is in the process of revitalization and the addition to the existing church, with paved parking, is an important seed for the continued growth of the surrounding area. As the area surrounding the church is dense residential, many parishioners would walk to the many services offered by the church, and this may be a mitigating factor that would not require the 1 minimum number of parking spaces.

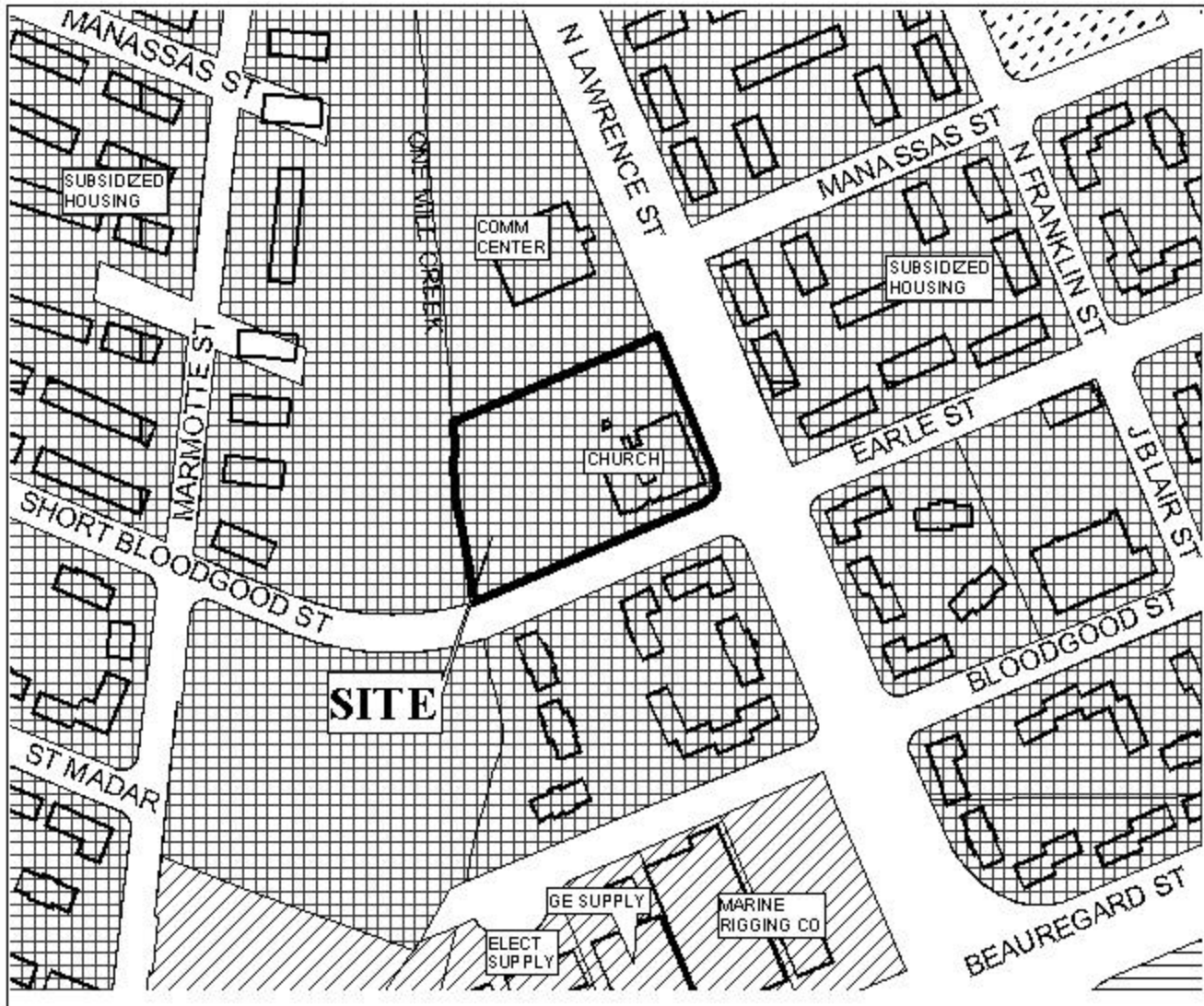
The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement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

**RECOMMENDATION 5190****Date: July 14, 2003**

---

Based upon the preceding, this application is recommended for approval subject to the following conditions: 1) full compliance with the landscaping and tree planting requirements of the ordinance; 2) full compliance with all municipal codes and ordinances; and 3) the provision of a buffer where the site adjoins residential property.

# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by multiple family residential dwellings with a community center located to the North.

APPLICATION NUMBER 5190 DATE July 14, 2003

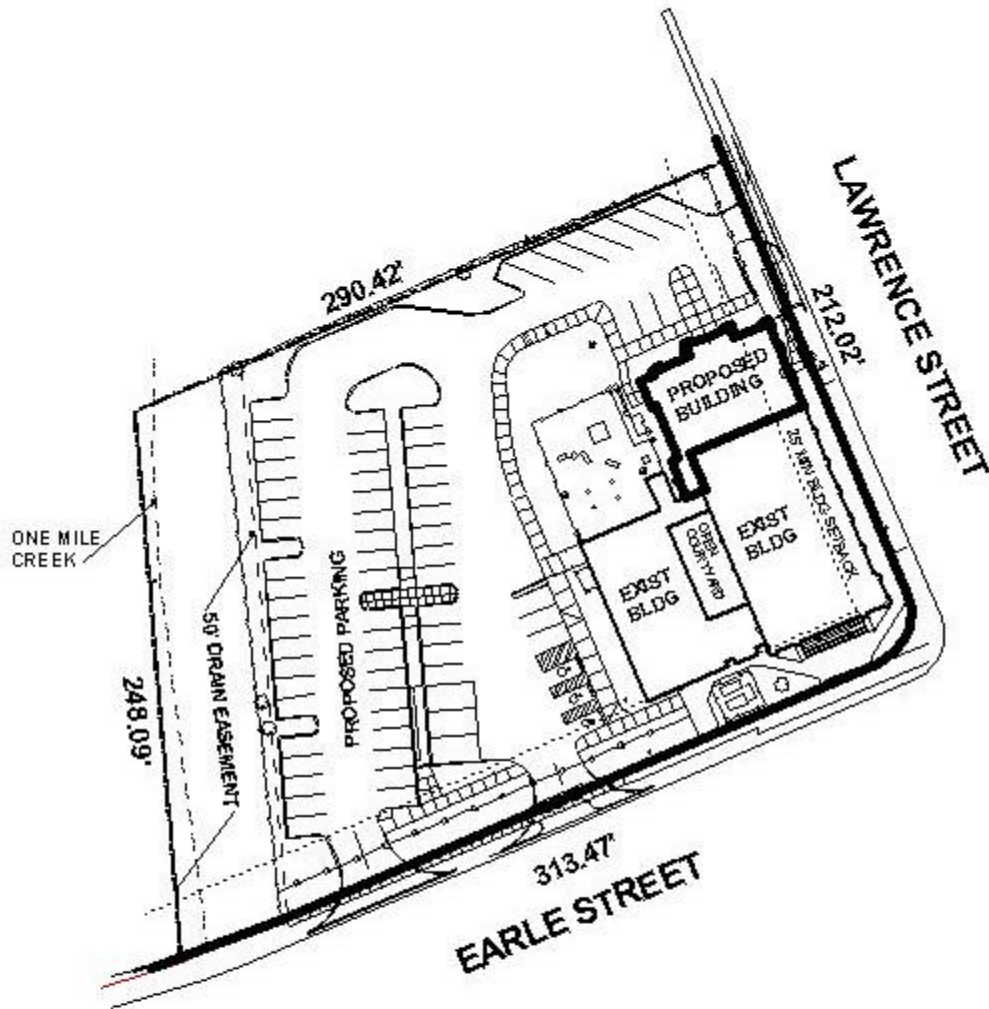
APPLICANT Aimwell Missionary Baptist Church

REQUEST Side Yard (Street) Setback and Parking Ratio Variances

LEGEND



## SITE PLAN



The site is located on the Northwest corner of North Lawrence Street and Earle Street. The plan illustrates the existing structures, along with the proposed structure and asphalt paving.

APPLICATION NUMBER 5190 DATE July 14, 2003  
 APPLICANT Aimwell Missionary Baptist Church  
 USE/REQUEST Side Yard (Street) Setback and Parking Ratio Variances



NTS