

EXTENSION

APPLICATION NUMBER

4941

A REQUEST FOR

**USE AND PARKING SURFACE VARIANCES TO ALLOW
AN AUTOMOTIVE REPAIR BODY SHOP IN AN R-1,
SINGLE FAMILY RESIDENTIAL DISTRICT; AND TO
ALLOW GRAVEL PARKING SURFACE TO REMAIN;
ASPHALT OR CONCRETE ARE REQUIRED FOR ALL
PARKING AND MANUEVERING SURFACES.**

LOCATED AT

3352 DAUPHIN ISLAND PARKWAY

(Southwest corner of Dauphin Island Parkway and Bryan Avenue)

APPLICANT

CHARLES V. TAYLOR

BOARD OF ZONING ADJUSTMENT

July 2000

The applicant is requesting a Use and Parking Surface Variances to allow an automotive repair and body shop in an R-1, Single Family Residential District and to allow gravel parking surface to remain; asphalt or concrete are required for all parking and maneuvering areas.

The reason for this application is that the property in question has lost its non-conforming status. The previous tenant occupied the site from 1946 – 1990, and used it as a service station. Since 1990, the property has been vacant, thus causing it to lose its non-conforming status.

The applicant states that the property in the surrounding area contains other commercial buildings and offers a diversity of services that are visible from the street. The property to the North is zoned B-3. To the South is a non-conforming auto repair shop.

Since the property was used and designed for a service station, a residential use would not be conducive for the property. Also, with the commercially zoned property surrounding the site, this use would be appropriate in this area.

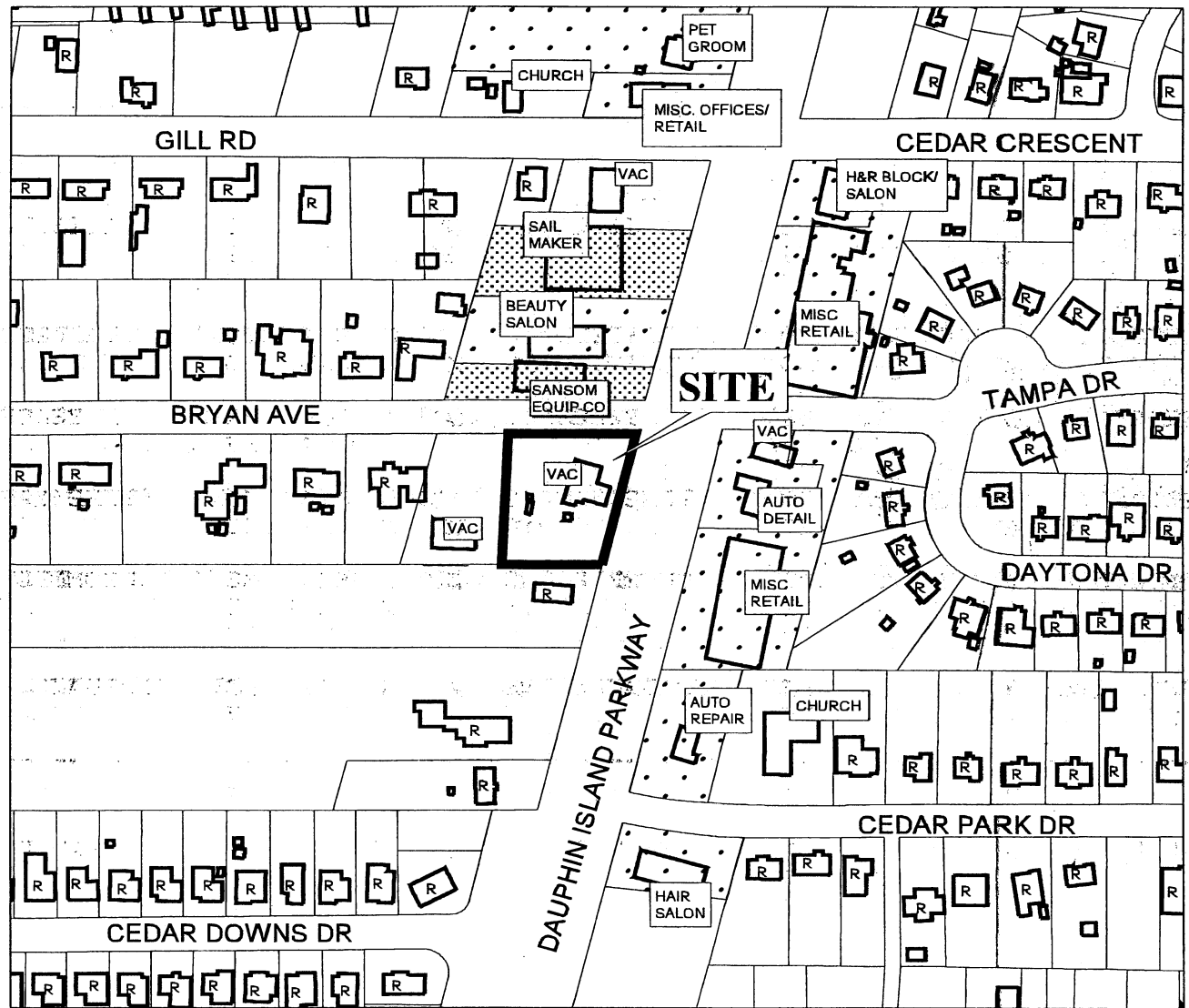
Traffic Engineering conducted a site visit at the location and gave the following comments; the driveway be closed on the North side of Dauphin Island Parkway and allow one curb cut to Bryan Avenue with size and location to be approved by Traffic Engineering.

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 4941**Date: July 10, 2000**

Based upon the preceeding, it is recommended that this application be approved subject to the following conditions: 1) the parking be brought into compliance; 2) full compliance with the landscaping and tree ordinance; 3) provision of a 6' privacy fence where the property adjoins residential property; 4) the closure of the driveway on the north side of Dauphin Island Parkway; 5) allow one curb cut to Bryan Avenue with size and location to be approved by Traffic Engineering and 6) full compliance with all municipal codes and ordinances.

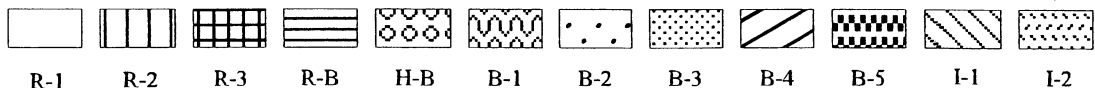
BOARD OF ZONING ADJUSTMENT VICINITY MAP - EXISTING ZONING



Located to the North of the site are a printer, beauty salon, miscellaneous retail, and single family residential dwellings; to the East are miscellaneous retail, a vacant building, and single family residential dwellings. Located to the South and West of the site are single family residential dwellings.

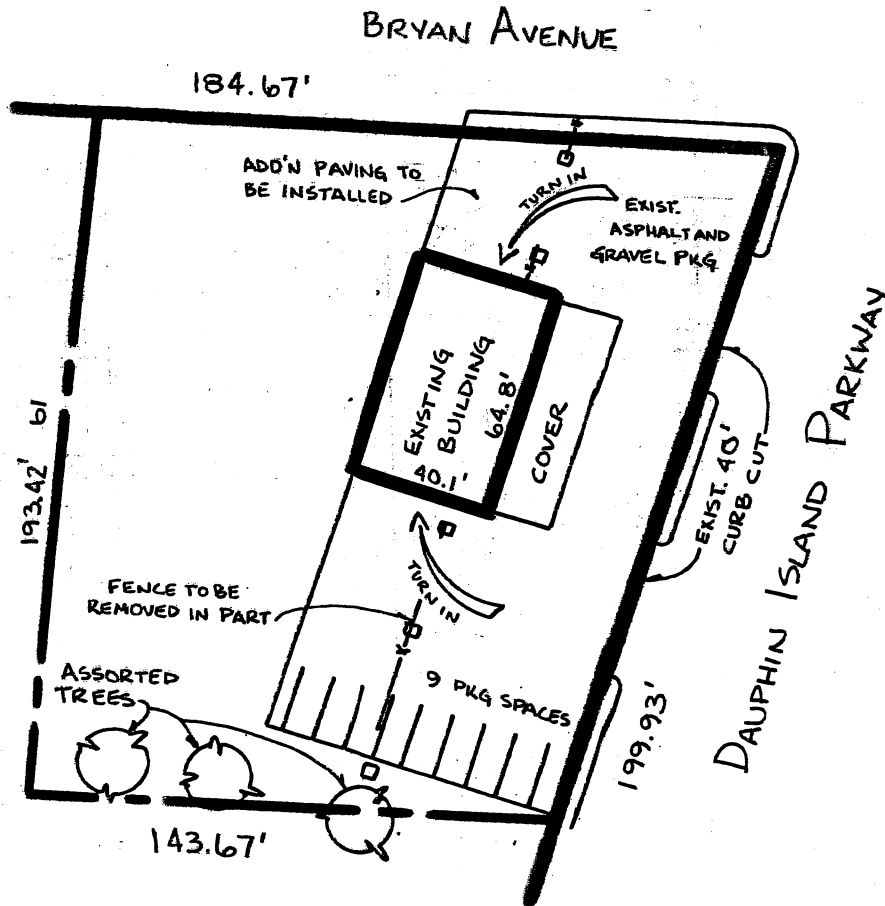
APPLICATION NUMBER Extension DATE February 4, 2002
 APPLICANT Charles V. Taylor
 REQUEST Use and Parking Surface Variances

LEGEND



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SITE PLAN



The site is located on the Southwest corner of Dauphin Island Parkway and Bryan Avenue. The plan illustrates the existing building, fence, and curb cuts, along with parking.

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 USE/REQUEST Use and Parking Surface Variances

