

HOLDOVER

APPLICATION NUMBER

5075

A REQUEST FOR

**PARKING SURFACE VARIANCE TO ALLOW
SUBSTANDARD PARKING SURFACES IN AN R-1,
SINGLE-FAMILY RESIDENTIAL DISTRICT; PAVED
SURFACING OF DRIVEWAYS AND PARKING ARE
REQUIRED.**

LOCATED AT

2251 WEBB AVENUE

(West terminus of Webb Avenue, extending South to the North side of McVay Drive, and
West to Dog River)

APPLICANT

GATES OF PRAISE MISSIONARY BAPTIST CHURCH

BOARD OF ZONING ADJUSTMENT

NOVEMBER 2001

The applicant is requesting a Parking Surface Variance to allow substandard parking surfaces in an R-1, Single-Family Residential District; paved surfacing of driveways and parking are required.

The applicant states that the property was purchased to be used as a temporary church until a new church is constructed, and when the new church is built all of the necessary improvements to the site would be made. Therefore, they are asking for the grass parking to remain as is.

The Board has granted some parking surfaces variances in the past; however, the variances that were granted were generally located in the Historic Districts and were considered with the surrounding development.

The applicant received Planning Approval for a church in an R-1 District 2000. That approval has expired, therefore the resubmission of another Planning Approval application was required. The applicant has submitted a Planning Approval application that was heard by the Planning Commission on December 6, and the Commission required the parking to be paved. Furthermore, as the applicant did not appeal the decision, this application is essentially moot.

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.

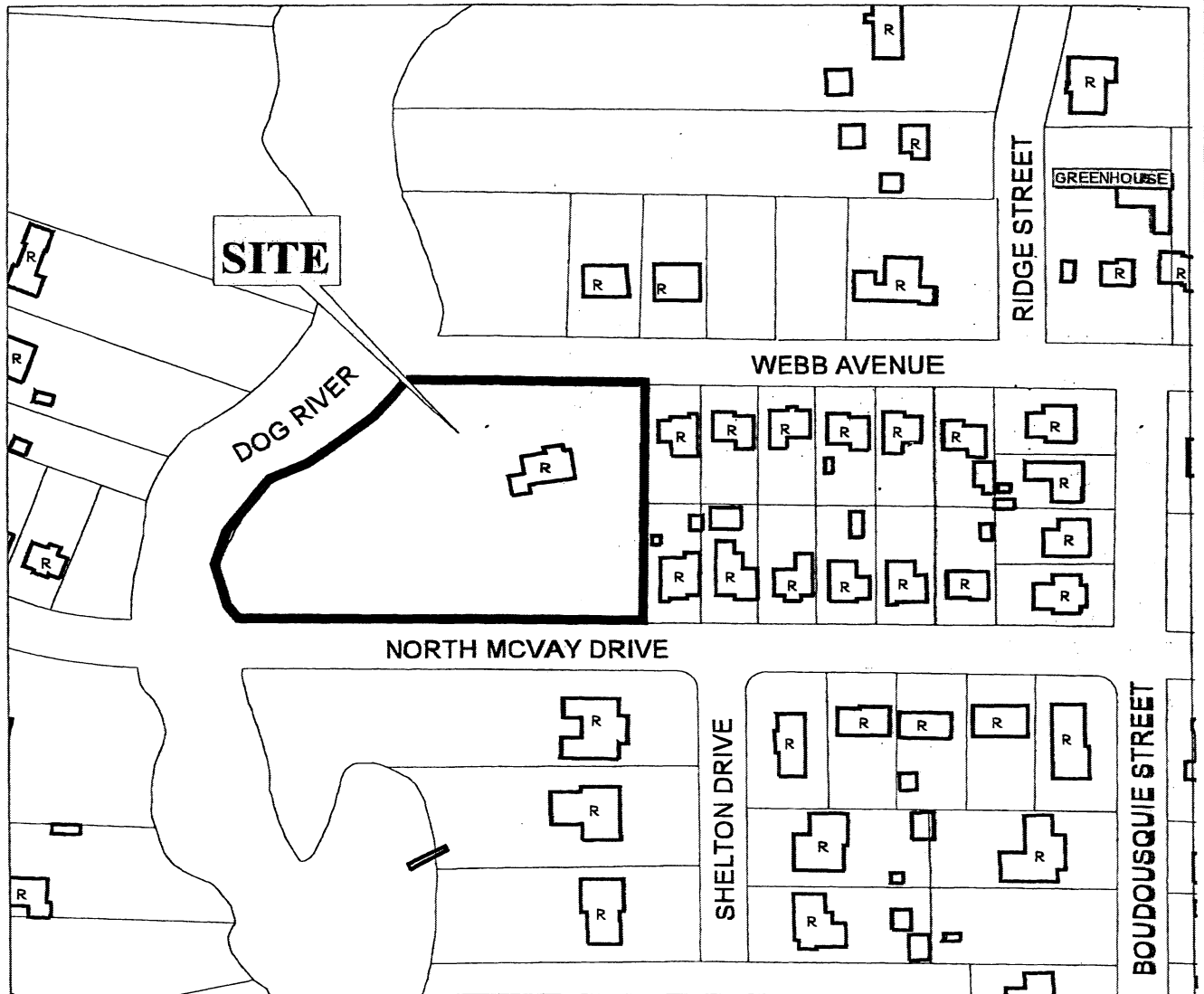
The application was heldover due to the absence of representation at the last meeting.

RECOMMENDATION 5075

Date: November 5, 2001

Based upon the preceding, this application is recommended for denial.

BOARD OF ZONING ADJUSTMENT VICINITY MAP - EXISTING ZONING

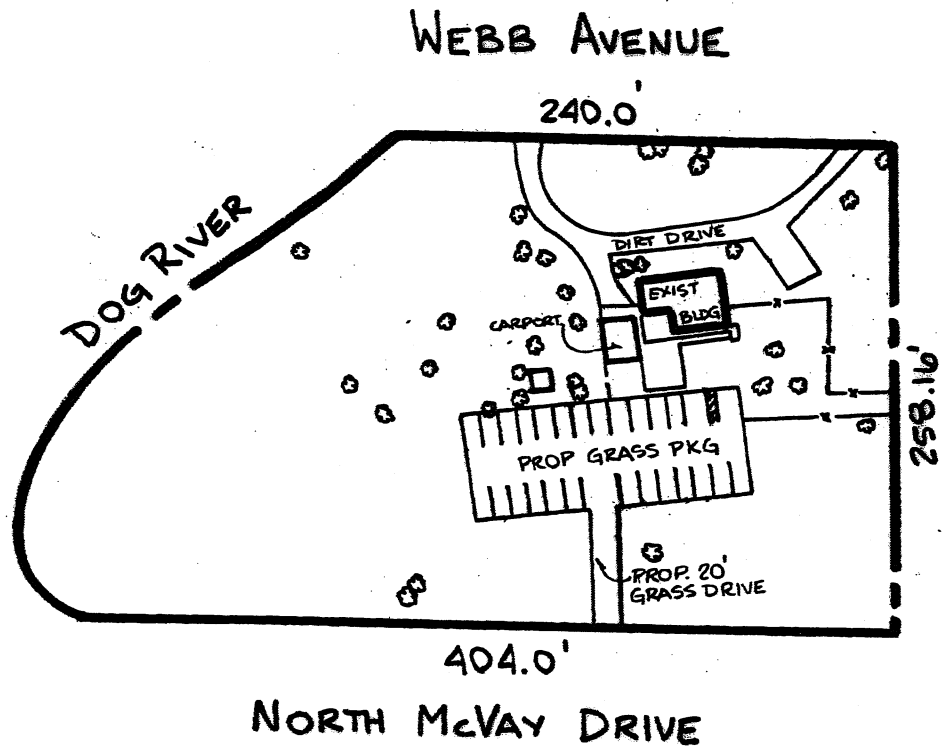


The site is surrounded on the North, East and South by single-family dwellings. To the West of the site is Dog River and more single-family dwellings.

APPLICATION NUMBER 5075 DATE November 5, 2001
 APPLICANT Gates of Praise Missionary Baptist Church
 REQUEST Use and Parking Surface Variances



SITE PLAN



The site is located at the West terminus of Webb Avenue, extending South to the North side of North McVay Drive, and West to Dog River. The plan illustrates the existing structure and drive, along with the proposed grass parking area.

APPLICATION NUMBER 5075 DATE November 5, 2001
APPLICANT Gates of Praise Missionary Baptist Church
USE/REQUEST Use and Parking Surface Variances



NTS