

APPLICATION NUMBER

**5088**

A REQUEST FOR

**USE AND PARKING VARIANCES TO ALLOW THE  
EXPANSION OF A PARKING LOT ONTO R-1, SINGLE-  
FAMILY RESIDENTIAL PROPERTIES AND TO ALLOW  
OFF-SITE PARKING ON A B-3, COMMUNITY BUSINESS  
SITE; COMMERCIAL PARKING IS PROHIBITED IN R-1,  
SINGLE-FAMILY RESIDENTIAL DISTRICTS AND  
PARKING IS REQUIRED TO BE LOCATED ON SITE IN A  
B-3, COMMUNITY BUSINESS DISTRICT.**

LOCATED AT

**2607 CAMERON STREET, 27 ALEXANDER STREET & 22  
TACON STREET**

(South side of Cameron Street, 150'± West of Alexander Street; 100'± West of  
Alexander Street, 200'± South of Cameron Street; and East side of Tacon Street, 150'±  
South of Cameron Street)

APPLICANT

**E. B. M. Midtown Investments, L.L.C.**

**BOARD OF ZONING ADJUSTMENT  
JANUARY 2002**

The applicant is requesting Use and Parking Variances to allow the expansion of a parking lot onto R-1, Single-Family Residential properties and to allow off-site parking on a B-3, Community Business site; commercial parking is prohibited in R-1, Single-Family Residential Districts and parking is required to be located on site in a B-3, Community Business Districts.

The applicant states that the parking lot expansion is needed in order to alleviate the current parking problems, which includes employees parking at adjacent businesses and on the street. The applicant also states that the subject property is adjoined by residential properties to the North and South, and that the residential properties to the South abut commercial properties to the West.

On October 4, 1999, the Board approved the request for a Use Variance to allow an off-site parking facility containing 35 parking spaces in an R-1 district for an adjacent nonconforming office/warehouse at this same location. The Board also granted a 60-day extension of this application on March 13, 2000. The extension expired and the applicant reapplied for and received a variance for 33 parking spaces on September 11, 2000. The current application would provide an additional 37 parking spaces for the development.

The off-site parking lot would access Tacon Street and Boyles Lane (a substandard street). Traffic Engineering conducted a plan review and determined that access to Boyles Lane should be denied. As proposed, the off-site parking lot does not meet the minimum landscaping and tree planting requirements.

It should be noted that a proposed building expansion is illustrated on the site plan, and a rezoning and subdivision application would be required.

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.

**RECOMMENDATION 5088****Date: January 7, 2002**

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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 for all parking lot expansions; 2) full compliance with the landscaping and tree planting requirements for the development site; 3) that access to Boyles Lane be denied; and 4) that the applicant submit rezoning and subdivision applications for any further development of the (large/main) site.

# BOARD OF ZONING ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous commercial businesses, with single family residential dwellings to the North and East.

APPLICATION NUMBER 5088 DATE January 7, 2002

APPLICANT E. B. M. Midtown Investments, L.L.C.

REQUEST Use and Parking Variances

LEGEND

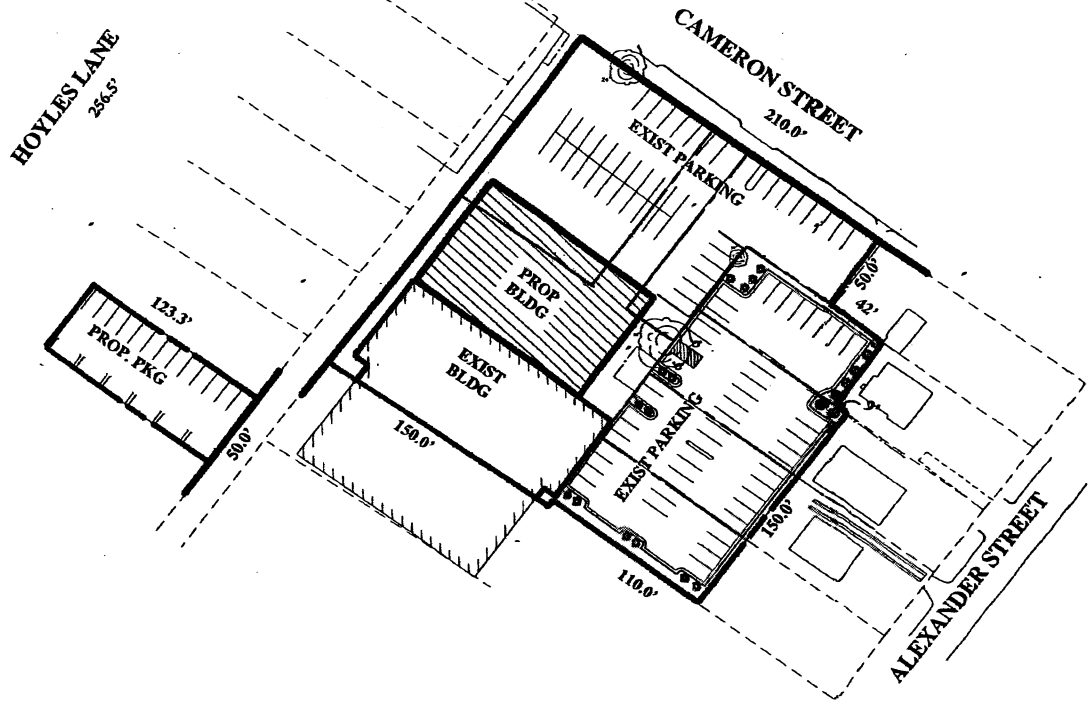


R-1 R-2 R-3 R-B H-B B-1 B-2 B-3 B-4 B-5 I-1 I-2



NTS

## SITE PLAN



The site is located on the South side of Cameron Street, 150' West of Alexander Street; 100' West of Alexander Street, 200' South of Cameron Street; and East side of Tacon Street, 150' South of Cameron Street. The plan illustrates the existing structure and parking, along with the proposed building and parking.

APPLICATION NUMBER 5088 DATE January 7, 2002  
APPLICANT E. B. M. Midtown Investments, L.L.C.  
USE/REQUEST Use and Parking Variances



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