

APPLICATION NUMBER

5095

A REQUEST FOR

**SIDE STREET SETBACK VARIANCE TO ALLOW A GAS
PUMP CANOPY TO BE LOCATED 10.9 FEET FROM THE
SIDE STREET PROPERTY LINE; THE MINIMUM SIDE
STREET SETBACK FOR A CORNER LOT IS 20 FEET IN A
B-2, NEIGHBORHOOD BUSINESS DISTRICT**

LOCATED AT

3471 SPRING HILL AVENUE

(Southwest corner of Spring Hill Avenue and North Bishops Lane)

APPLICANT/AGENT

STEVE LADAS

OWNER

LADAS LAND & DEVELOPMENT INC.

BOARD OF ZONING ADJUSTMENT

FEBRUARY 2002

The applicant is requesting a Side Street Setback Variance to allow a gas pump canopy to be located 10.9 feet from the side street property line; the minimum side street setback for a corner lot is 20 feet in a B-2, Neighborhood Business District.

The applicant states that the location of the (4) pump islands and the canopy support columns (with a 4' x 4' x 4' deep footings) are restricted to the location shown on the plan, due to the fact that the western most pump island cannot be moved any to the west because of the existing underground storage tanks. The applicant further states that the canopy is proposed to be setback from the side street property line approximately 10.9 feet and the easternmost Pump Island will be approximately 21 feet from the same property line.

In the past, the Board has been somewhat lenient and understanding in its consideration of variance requests for canopies over existing gas pump islands for service stations. However, in considering those applications the Board also takes into consideration access to the site, location of the canopy and maneuvering within the site.

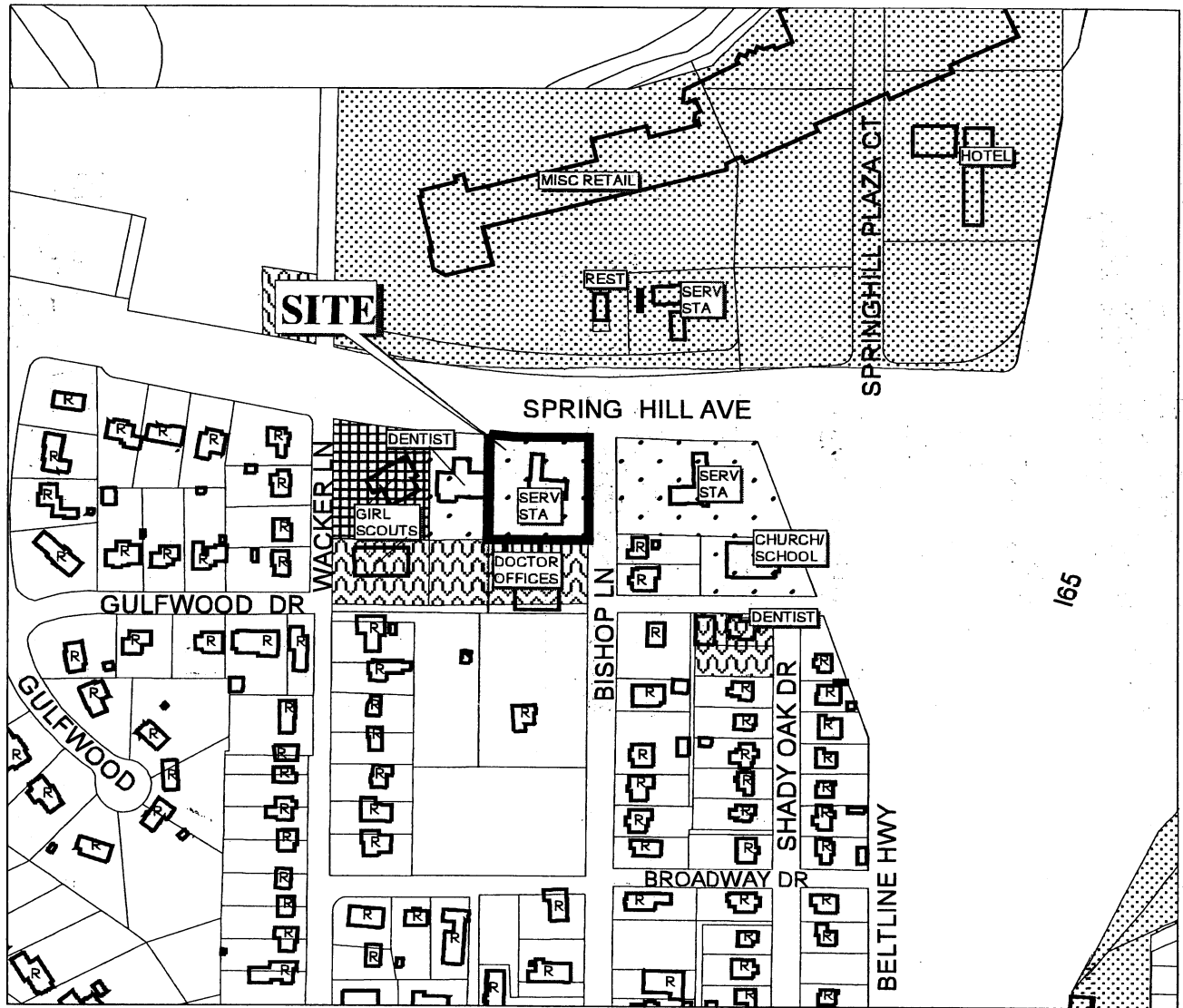
In this particular instance, the applicant is requesting a canopy to protect customers as they fill their vehicles with gasoline. The location of the proposed canopy will allow adequate queuing for vehicles entering and exiting the business after services are rendered.

It should be noted that the canopy is illustrated on the site plan, and is located as far east as possible as not to obstruct the placement of the 4 x 4 x 4 deep footings that are required for the pump islands. These footings cannot be placed any further because of the location of the existing tank farm.

RECOMMENDATION 5095**Date: February 4, 2002**

Based on the preceding, it is recommended that this application be approved subject to the following conditions: 1) provision of landscaping and tree planting requirements in compliance of Section IV.E.3.a. of the Zoning Ordinance; 2) full compliance with all municipal codes and ordinances; and 3) approval of the site by the Traffic Engineering Department.

BOARD OF ZONING ADJUSTMENT VICINITY MAP - EXISTING ZONING



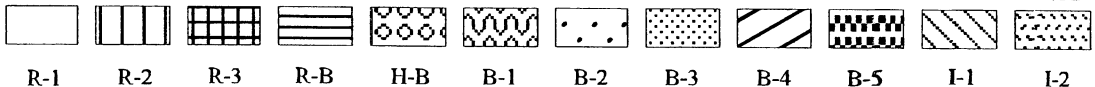
Located to the North of the site is miscellaneous retail, restaurant, and service station; to the East is a service station and single family residential dwellings. Located to the South and West are medical offices and general office.

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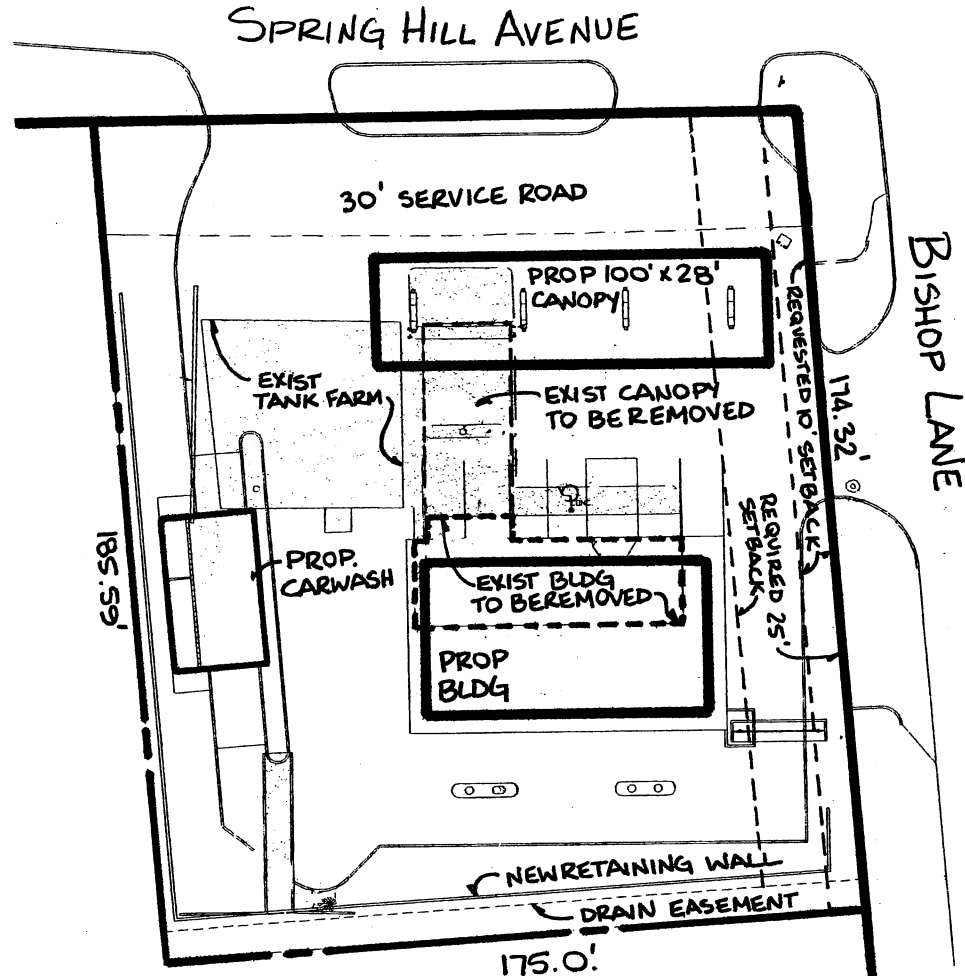
APPLICANT Steve Ladas

REQUEST Side Street Setback Variance

LEGEND



SITE PLAN



The site is located on the Southwest corner of Spring Hill Avenue and North Bishops Lane. The plan illustrates the existing structure and canopy, to be removed, and existing tank farm. Also shown on the plan are the proposed structure and canopy.

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APPLICANT Steve Ladas

USE/REQUEST Side Street Setback Variance



NTS