

APPLICATION NUMBER

2789/3039/3458/4179/5106

A REQUEST FOR

**USE AND PARKING SURFACE VARIANCES TO ALLOW
THE ADDITION OF COSMETIC SALES AND SKIN CARE
TO AN EXISTING VARIANCE, AND TO ALLOW GRAVEL
PARKING TO REMAIN, A B-2, NEIGHBORHOOD
BUSINESS USE, IN AN R-1, SINGLE-FAMILY
RESIDENTIAL DISTRICT; ASPHALT OR CONCRETE
PARKING SURFACES ARE REQUIRED**

LOCATED AT

4068 OLD SHELL ROAD

(North side of Old Shell Road, 89' ± East of Dilston Street)

APPLICANT/OWNER

NATLALIE DRENNEN, LLC

BOARD OF ZONING ADJUSTMENT

MARCH 2002

The applicant is requesting Use and Parking Surface Variances to allow the addition of cosmetic sales and skin care to an existing variance, and to allow gravel parking to remain, a B-2, Neighborhood Business use, in an R-1, Single-Family Residential District; asphalt or concrete parking surfaces are required.

The applicant states a business has operated at this location for over 27 years, utilizing the existing gravel drive and parking areas. The applicant also states that this type of parking surface has not been detrimental in the past to the clientele supporting this business location and is more aesthetically compatible with the surrounding residential neighborhood. The applicant includes that the porous surface of gravel is more environmentally friendly in that it does not create as much storm water runoff as asphalt or concrete surfaces.

The applicant states this application is to allow cosmetic sales and skin care in a 297 square foot area in the rear of the dress shop (granted by variance in 1988), which would be operated by one employee on an appointment basis during normal daytime hours (10:00 AM – 6:00 PM) five days a week.

The applicant has submitted a rezoning application to change the zoning classification from R-1, Single-Family Residential to B-2, Neighborhood Business. As the applicant states previously there has been a viable and continued B-2 use at this location for over 27 years. However, the applicant is requesting the Use Variance so that if approved, then the applicant must wait only the prescribed 15 days to begin operation versus the two to three months for the rezoning process.

The Board has typically considered the character and the unique nature of the neighborhood when reviewing parking surface and other similar applications located in older areas of the city. Moreover, it should be noted that this location exceeds the parking requirements of the Zoning Ordinance.

RECOMMENDATION 2789/3039/3458/4179/5106

Date: March 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; 3) allow gravel driveway and parking to remain; and 4) the provision of wheel stops to delineate for proper parking alignment.

BOARD OF ZONING ADJUSTMENT VICINITY MAP - EXISTING ZONING



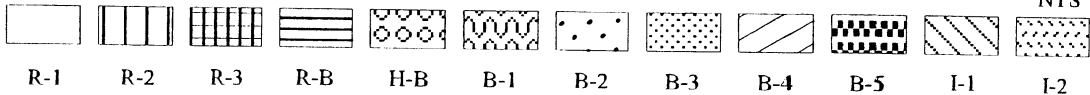
Located to the west of the site are retail stores and a shopping center.
Single family residential units are located to the east and north of the site.
Spring Hill College is located south of the site.

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APPLICANT Natalie Drennen, LLC

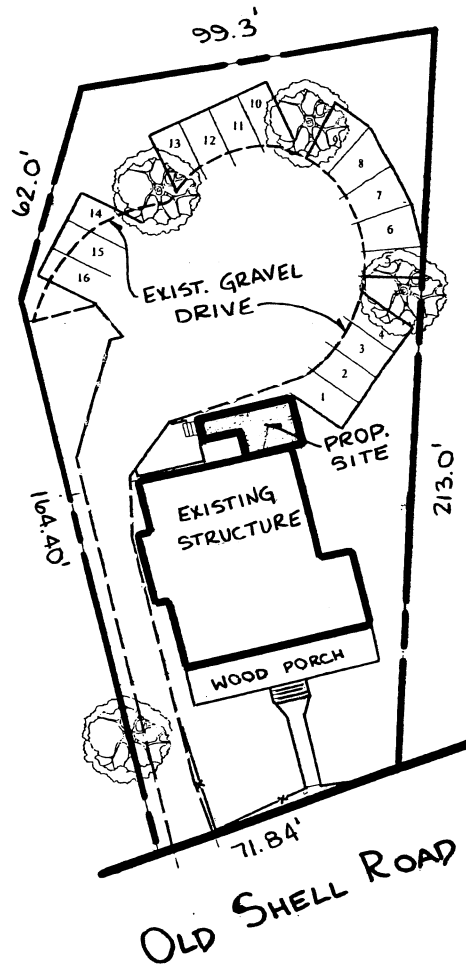
REQUEST Use variance

LEGEND



NTS

SITE PLAN



The site is on the north side of Old Shell Road, 89' east of Dilston Street.
The site plan shows the existing structure and the proposed site for change.

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APPLICANT Natalie Drennen, LLC

USE/REQUEST Use Variance

