

APPLICATION NUMBER

5112

A REQUEST FOR

**PARKING RATIO AND PARKING SURFACE VARIANCE
TO ALLOW A CHURCH PARKING FACILITY WITH
EIGHTEEN (18) ON SITE PARKING SPACES AND AN
AGGREGATE SURFACE; TWENTY-SIX (26) ON SITE
PARKING SPACES PAVED WITH ASPHALT, CONCRETE
OR ALTERNATIVE PAVING SURFACE ARE REQUIRED
FOR A CHURCH WITH A SEATING CAPACITY OF ONE
HUNDRED TWO (102).**

LOCATED AT

1809 DUNCAN STREET

(Southeast corner of Duncan Street and Lesesne Street)

APPLICANT

THE CHRISTIAN BIBLE TEACHING CHURCH

BOARD OF ZONING ADJUSTMENT

MAY 2002

The applicant is requesting a Parking Ratio and Parking Surface Variances to allow a church parking facility with eighteen (18) on site parking spaces and an aggregate surface; twenty-six (26) on site parking spaces paved with asphalt or concrete are required for a church with a seating capacity of one hundred two (102).

The applicant states that due to the small size of the site and a small membership, they do not have enough property and financial resources to improve the parking facilities. In addition, the applicant states that the required number of spaces is excessive since many of the members walk to church or ride the church van.

The Board has granted some parking surfaces variances in the past. However, those variances were generally located in the Historic Districts due to compatibility with surrounding uses, parking surface variances are typically not.

As with any variance application, the hardship must be with the property, not the applicant's financial situation. There have been numerous sites that the Board has not granted relief because of financial hardships.

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 5112**Date: May 6, 2002**

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

PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North of the site are multi-family residential dwellings; to the East are miscellaneous retail, and industrial services. Located to the South of the site are single family residential dwellings and retail, to the West is a warehouse.

APPLICATION NUMBER 5112 DATE May 6, 2002

APPLICANT The Christian Bible Teaching Church

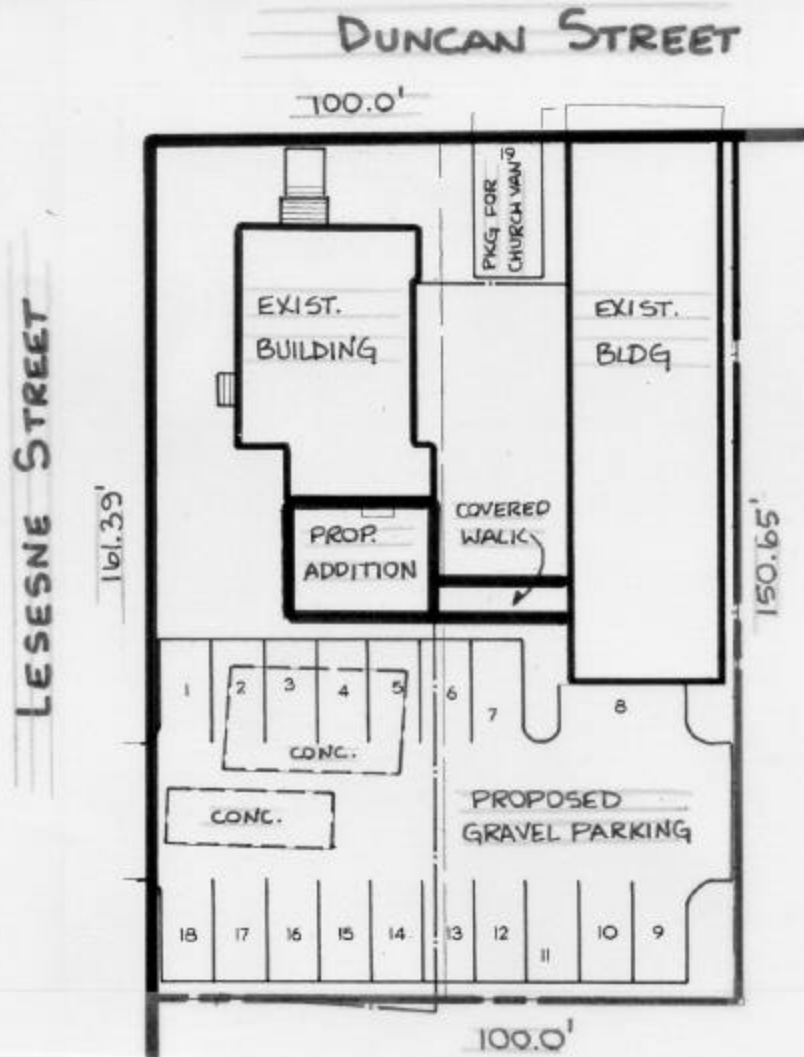
REQUEST Parking Ratio and Parking Surface Variances

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



SITE PLAN



The site is located on the Southeast corner of Duncan Street and Lesesne Street.
The plan illustrates the existing structures along with proposed parking and building.

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 USE/REQUEST Parking Ratio and Parking Surface Variances



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