

APPLICATION NUMBER

**5226/810**

A REQUEST FOR

**USE VARIANCE TO AMEND A PREVIOUS VARIANCE  
TO ALLOW AN EMPLOYMENT SERVICE IN AN R-1,  
SINGLE-FAMILY RESIDENTIAL DISTRICT; AN  
EMPLOYMENT SERVICE REQUIRES A MINIMUM OF B-  
1, BUFFER BUSINESS DISTRICT.**

LOCATED AT

**1751 DAUPHIN STREET**

(Southwest corner of Dauphin Street and Hannon Avenue)

APPLICANT

**TIMOTHY C. WELLS**

**BOARD OF ZONING ADJUSTMENT**

FEBRUARY 2004

The applicant is requesting Use Variance to amend a previous variance to allow an employment service in an R-1, Single-Family Residential District; an employee service requires a minimum of B-1, Buffer Business District.

The applicant states that the property has been utilized as legal and medical offices since 1958. The applicant goes on to state that the employment service will primarily concentrate in the technical, legal, and medical professions, and the property will provide an office clerical environment for recruiters, clients, and vendors. The anticipated number of visitors/customers is between five and seven per day, with the office hours will be 8:30 AM to 5:00 PM, Monday through Friday.

The property has been used as an office (by variance) for over 40 years. The proposed use (private employment service) is allowed by right in a B-1 district, which is different from a public employment service requires a minimum of a B-3 zoning. It should be noted that the site is located in the Old Dauphin Way Historic District and any improvements would have to be approved by the Architectural Review Board.

The site has an existing parking lot, and the applicant proposes to extend the asphalt and re-stripe the parking stalls. Therefore, the approval of both Traffic Engineering and Urban Development, should be required prior to the installation of any parking improvements.

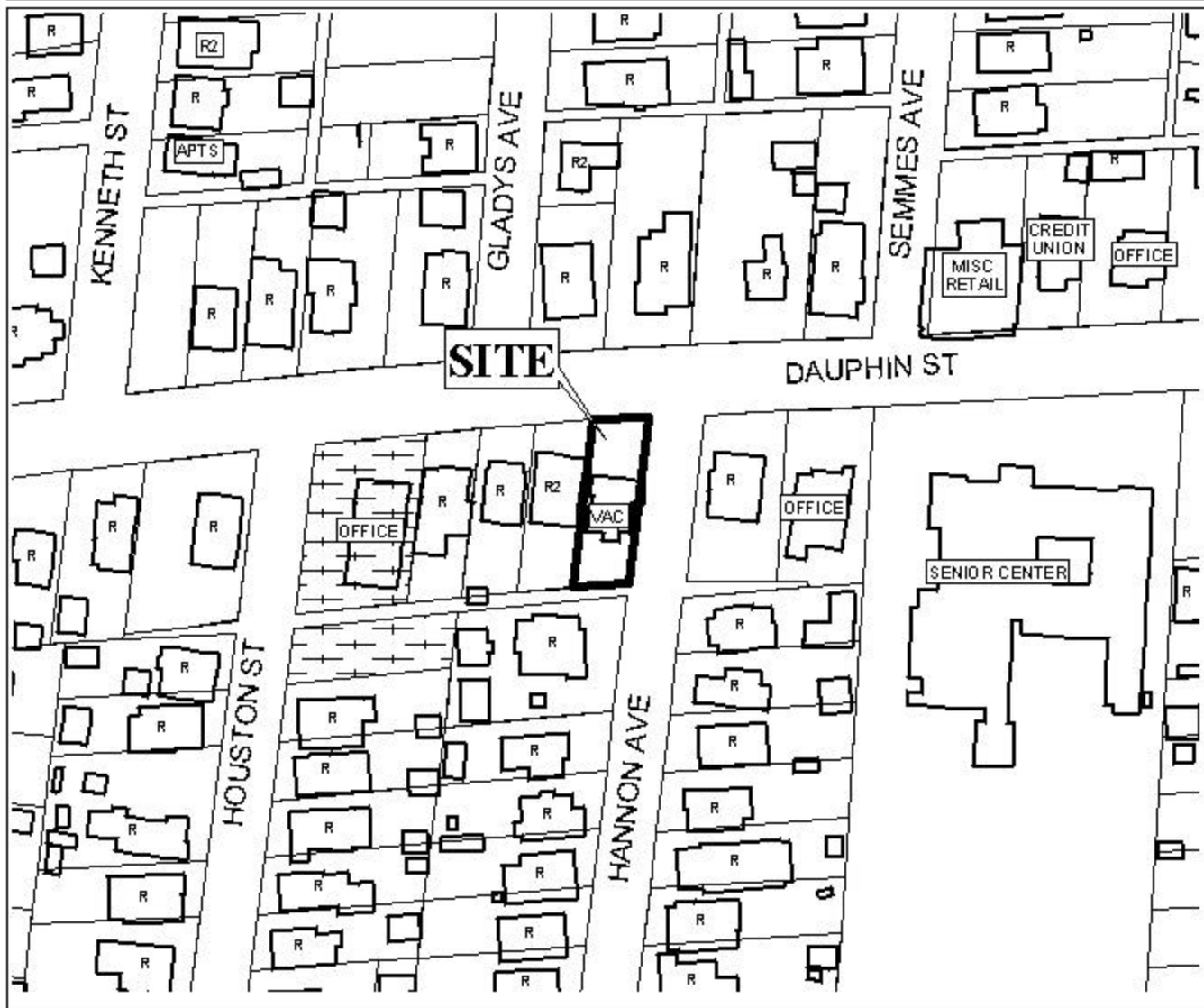
The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application. Additionally, no variance shall be granted unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions 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 5226/810****Date: February 2, 2004**

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Based upon the preceding, this application is recommended for subject to the following conditions: 1) limited to a private employment service (as applied for) no public or day labor services; 2) compliance with landscaping and trees to the greatest degree practicable, to be coordinated with Urban Forestry; 3) the parking lot be paved, striped, with bumper stops installed; 4) any exterior improvements be approved by the Architectural Review Board; and 5) full compliance with all municipal codes and ordinances.

# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by single and multiple-family residential dwellings.

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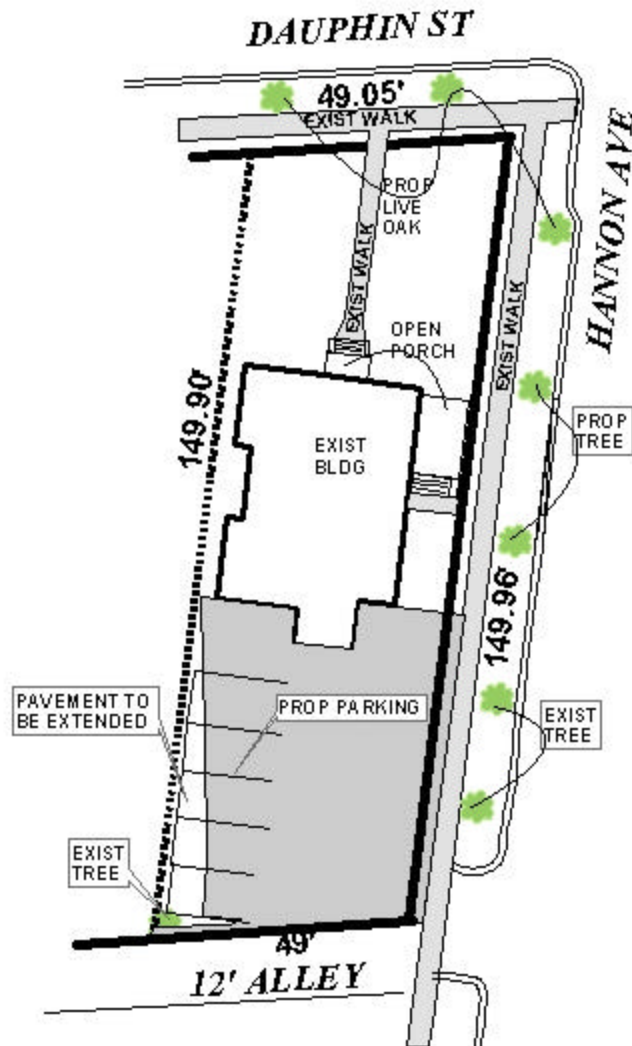
REQUEST Use Variance

LEGEND



NTS

## SITE PLAN



The site plan illustrates the existing building, concrete, and trees along with the proposed parking spaces, and landscaping.

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REQUEST Use Variance



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