

HOLDOVER

REVISED

APPLICATION NUMBER

5123/5055

A REQUEST FOR

**USE AND PARKING VARIANCES TO ALLOW 9 OFF-SITE
PARKING SPACES FOR THE EXPANSION OF A CHURCH
PARKING LOT IN AN R-1, SINGLE-FAMILY
RESIDENTIAL DISTRICT; THE ZONING ORDINANCE
REQUIRES ALL PARKING TO BE LOCATED ON-SITE
AND PARKING LOTS ARE ALLOWED BY RIGHT IN B-1,
BUFFER BUSINESS DISTRICT.**

LOCATED AT

2667 REAVES STREET

(North side of Reaves Street, 325' ± East of Mobile Street)

APPLICANT

FRIENDSHIP BAPTIST CHURCH

AGENT

MERCERIA LUDGOOD

BOARD OF ZONING ADJUSTMENT

JULY 2002

The applicant is requesting Use and Parking Variances to allow 9 off-site parking spaces for the expansion of a church parking lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires all parking to be located on-site and parking lots are allowed by right in a B-1, Buffer Business District.

The applicant states that the church needs additional parking spaces other than the required on-site parking. The applicant has submitted a building plan showing the proposed addition of a fellowship hall with parking spaces on-site as well as an off-site parking lot. In addition, the applicant states that only two 50' lots and a street will separate the off-site parking lot from the church.

The proposed development requires 63 parking spaces. The applicant's site plan illustrates nine on site and nine off site parking spaces. However, there is an area to the rear of the church, which is labeled as existing parking. This parking lot does not show parking space delineation.

The applicant has submitted a letter stating that the formal membership is about 300 parishioners but only about 100 attend regularly. On a typical Sunday, there is less than 50 cars parked at the church and that a vast majority of parishioners walk to church.

The applicant's previous variance was approved to allow for 28 off-site parking space, as where now the applicant is requesting only nine off site parking spaces. In addition, the applicant is also reducing the number of on site parking spaces by at least five. This new request would reduce the overall parking by 24 spaces.

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.

The applicant failed to illustrate that a literal enforcement of the Ordinance would result in an unnecessary hardship. It is simply the applicant's desire to provide fewer parking spaces than what is required.

The applicant has submitted documentation that states that when the previous engineer designed the off-site parking lot several criteria were not taken into consideration. These criteria are as follows: 1) the lot is not wide enough to allow for 28 parking spaces; 2) the preliminary layout did not include the difference in elevations between the West and East side of the lot; 3) no additional room was taken into account for the fill

slopes that would be needed to toe the slope of the parking lot; and 4) the parking lot would require stormwater detention.

The documentation also states that if more than nine parking spaces are provided, stormwater detention would be required which would cost an additional \$7,000 to \$10,000. The applicant states that the feasibility of adding just one parking space is not justifiable.

The applicant did not submit the additional information required verifying the number of parking spaces along Betbeze Street. Based upon past research and reviewing the site plan, the maximum number of spaces the site could contain are seven parking spaces.

The applicant states that due to economic reasons, they cannot provide for additional parking spaces for the off-site parking lot. The Zoning Ordinance clearly states that no variance shall be granted where economics is the basis for the application but the property itself must have a hardship.

Furthermore, the applicant states that less than 50 cars park at the church but they will only be providing at most 25 parking spaces. The total number of parking spaces required for the site is 63. This would be less than half of the required parking spaces.

In addition, the revised plan with the nine off-site parking spaces will provide less than 1/3 of the parking spaces previously approved for this lot.

RECOMMENDATION 5123**Date: July 8, 2002**

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

BOARD OF ZONING ADJUSTMENT VICINITY MAP - EXISTING ZONING



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

APPLICATION NUMBER Holdover DATE August 5, 2002
 APPLICANT Friendship Baptist Church
 REQUEST Use and Parking Variances

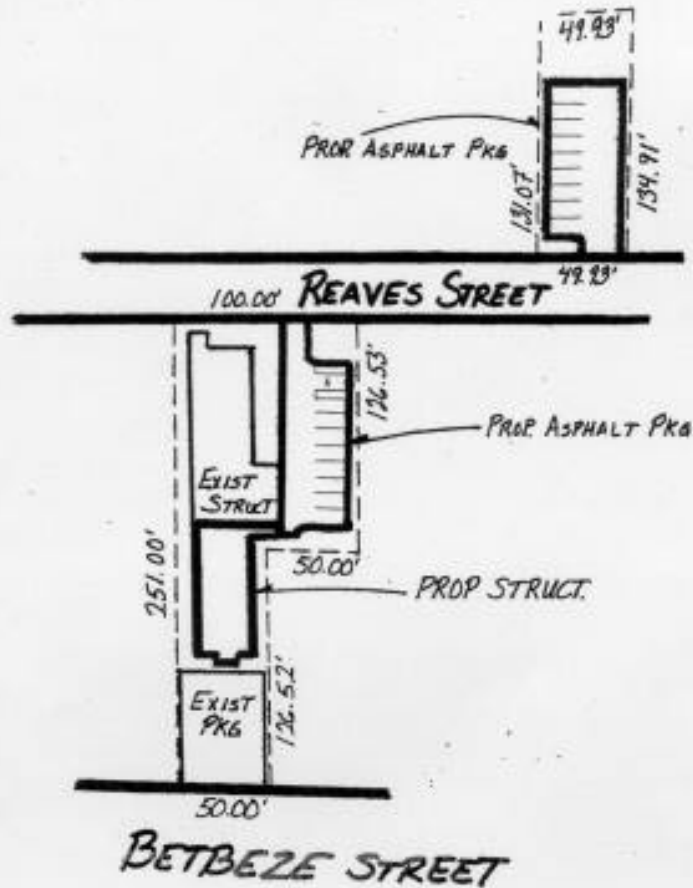
LEGEND

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 north side of Reaves Street, 325' East of Mobile Street. The plan illustrates the existing and proposed parking and structures.

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