

APPLICATION NUMBER

5315/5364

A REQUEST FOR

PARKING RATIO VARIANCE TO ALLOW 32 PARKING SPACES FOR A 2,762 SQUARE FOOT ADDITION TO AN EXISTING 8,146 SQUARE FOOT OFFICE BUILDING; THE ZONING ORDINANCE REQUIRES 37 PARKING SPACES.

LOCATED AT

200 VIRGINIA STREET

(Northwest corner of Virginia Street and South Conception Street)

APPLICANT/ AGENT

BOWDEN ARCHITECTURE

OWNER

KEITH A. JONES

BOARD OF ZONING ADJUSTMENT

AUGUST 2006

The applicant is requesting a Parking Ratio Variance to allow 32 parking spaces for a 2,762 square foot addition to an existing 8,146 square foot office building; the Zoning Ordinance requires 37 parking spaces.

The Board approved a parking ratio variance to allow 32 parking spaces for a 2,762 square foot addition to an existing 8,146 square foot office building on this site subject to the provision of frontage trees, (to be coordinated with and approved by urban Forestry) in August 2005. As the addition was not constructed and no extension granted, the variance expired.

The applicant states that expansion of the existing office space is needed, and that the two-story 2,762 square feet expansion will accomplish the owner's goal to provide a comfortable environment for current employees. According to the applicant, the business is a computer engineering firm that provides consultation and hands-on involvement for complex integrated computer systems. It is further stated that up to 50 people can be staffed at a given time; however, this does not reflect the occupancy of the current or future building.

The applicant states the daily occupancy of the building is between fifteen and twenty-five people at any given time, and that the expansion will provide more workstations and offices so employees do not have to share workstations and computers. It is further stated that an engineering firm requires an unusual amount of square footage to review plans and drawings, and that this new addition will provide room for growth as well as provide a comfortable environment for current employees.

Site plans submitted with this application indicate that the front yard and parking areas have no green space. The plans for the addition are to rework the current parking and provide small islands with green space.

Based upon a review it does not appear the property is unique; nor are there any noticeable hardships associated with the site that would prohibit it from providing the required number of parking spaces for the existing office space or a smaller addition.

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.

Variations are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes unnecessary hardship and substantial justice is a matter to be determined from the facts and circumstances of each application.

The applicant failed to illustrate that a literal enforcement of the Zoning Ordinance would result in an unnecessary hardship. It is simply the applicant's desire to expand an existing building without providing the number of parking spaces required by the Zoning Ordinance. However, since the previous application was granted, and since the proposed project poses no negative impact on the character of the surrounding neighborhood, it would follow that this application should be approved with similar conditions.

RECOMMENDATION 5315/5364

Date: August 7, 2006

Base upon the preceding, this application is recommended for approval subject to the following condition: (1) the provision of frontage trees, (to be coordinated with and approved by Urban Forestry).

LOCATOR MAP



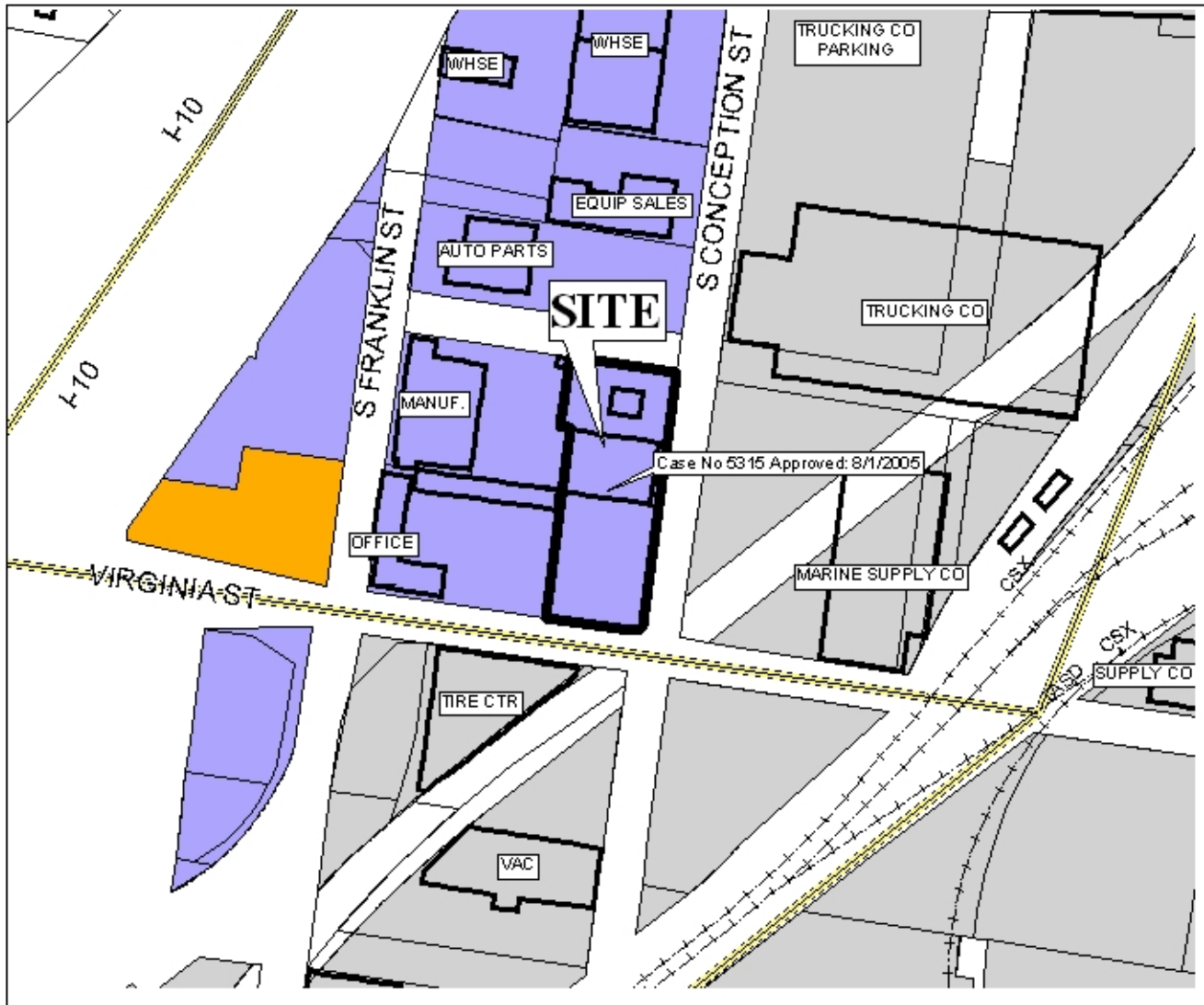
APPLICATION NUMBER 5315/5364 DATE August 7, 2006

APPLICANT Bowden Architecture (Keith A. Jones, Owner)

REQUEST Parking Ratio Variance



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



Sales and supply companies are located to the north and south of the site. A trucking company and supply company are to the east of the site. I-10 and vacant lots are located to the west of the site.

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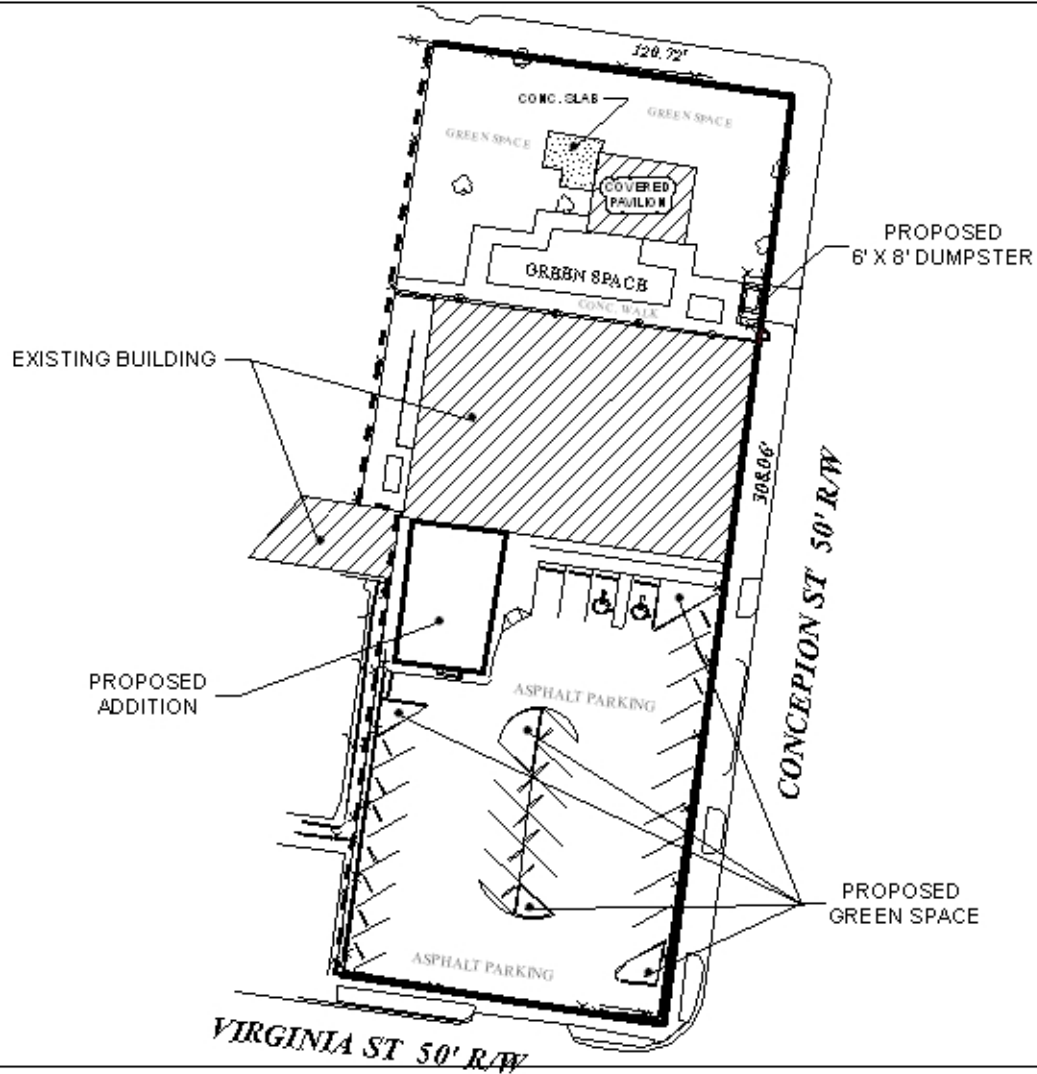
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- LEGEND
- | | | | | | | | | | | | | | |
|---|---|--|---|---|---|--|--|---|--|--|---|--|---|
| R-1 | R-2 | R-3 | R-A | R-B | H-B | B-1 | LB-2 | B-2 | B-3 | B-4 | B-5 | I-1 | I-2 |
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SITE PLAN



The site plan illustrates existing buildings, proposed addition and parking.

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