



OFFICIAL AGENDA
BOARD OF ADJUSTMENTS & APPEALS
CITY OF STARKVILLE, MISSISSIPPI
SPECIAL CALL MEETING OF WEDNESDAY, MARCH 29, 2023
2ND FLOOR CITY HALL – COMMUNITY DEVELOPMENT,
110 WEST MAIN STREET, 4:00 PM

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONSIDERATION OF THE OFFICIAL AGENDA
- IV. NEW BUSINESS
 - A. PUBLIC HEARING AND CONSIDERATION OF VA 23-03 A REQUEST FOR A VARIANCE FROM PARKING DIMENSIONS IN BROOKVILLE GARDENS LOCATED AT 305 EVERGLADE AVENUE IN AN MDU-20 ZONING DISTRICT.
- V. ADJOURN

STAFF REPORT

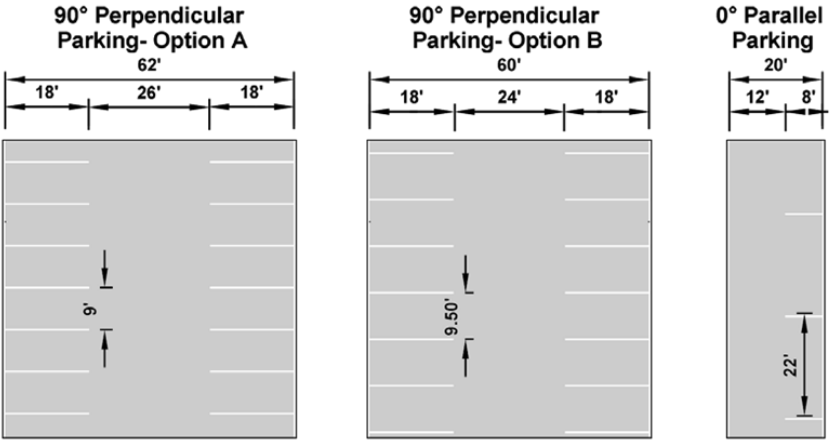
To: Members of the Board of Adjustments & Appeals
From: Daniel Havelin, City Planner (662-323-2525 ext. 3136)
 Lyle McCaskey, Assistant City Planner (662-323-2525 ext. 3130)
Subject: Public hearing and consideration of VA 23-03 a request for a variance from parking dimensions in Brookville Gardens located at 305 Everglade Avenue in an MDU-20 zoning district.
Date: March 29, 2023

The purpose of this report is to provide information regarding a variance request by Springer Engineering, Inc on behalf of Scott King with Triangle Development for a dimensional variance from parking lot requirements located in Brookville Gardens at 305 Everglade Avenue in an MDU-20 zoning district with the property # 118K-00-016.00, 118K-00-015.00, 118J-00-069.00, and 118J-00-074.00. Please see attachments 1- 3.

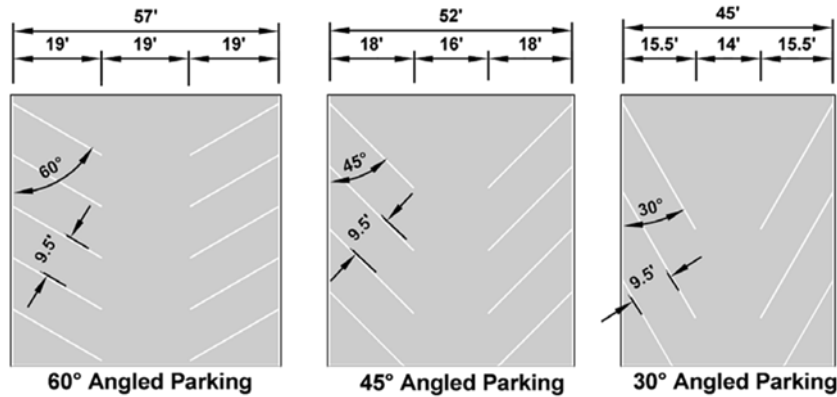
BACKGROUND INFORMATION

The applicant is currently proposing to remodel the existing buildings. In accordance with the Unified Development Code, section 3.7.1 requires a Variance to deviate from any dimensional requirements of the development standards. The existing parking lot does not meet the current dimensional requirements for a parking lot. The applicant is requesting relief from the dimensional requirement from Section 14.10.14. The applicant attended a Development Review Committee meeting on March 16, 2023 and comments were issued. The applicant is also requesting a Special Exception from the amount of parking required. That request will be heard by the Planning and Zoning Commission on March 29, 2023. If the request for Variance is recommended for approval or denial, the Variance requests and Special Exception request will be heard by the Board of Aldermen at the April 4, 2023 meeting.

VARIANCE REQUEST FROM
14.10.14 Parking Layout



(Continued)



- A. Ninety degree (90°) perpendicular parking option A. Parking spaces shall have a minimum dimension of nine (9) feet wide by eighteen (18) feet long with a minimum drive aisle width of twenty-six (26) feet.
- B. Ninety degree (90°) perpendicular parking option B. Parking spaces shall have a minimum dimension of nine and a half (9 1/2) feet wide by eighteen (18) feet long with a minimum drive aisle width of twenty-four (24) feet.
- C. Sixty degree (60°) angled parking. Parking spaces shall have a minimum dimension of nine and a half (9 1/2) feet wide by nineteen (19) feet long with a minimum drive aisle width of nineteen (19) feet.
- D. Forty-five degree (45°) angled parking. Parking spaces shall have a minimum dimension of nine and a half (9 1/2) feet wide by eighteen (18) feet long with a minimum drive aisle width of sixteen (16) feet.
- E. Thirty degree (30°) angled parking. Parking spaces shall have a minimum dimension of nine and a half (9 1/2) feet wide by fifteen and a half (15 1/2) feet long with a minimum drive aisle width of fourteen (14) feet.
- F. Zero degree (0°) parallel parking. Parking spaces shall have a minimum dimension of eight (8) feet wide by twenty-two (22) feet long with a minimum drive aisle width of twelve (12) feet.
- G. Other angled parking. All other angled parking lot dimensions not stated above shall require approval by the City Planner and/or City Engineer based on the dimensional standards of the two (2) closest angled parking categories.
- H. Fire lanes and access drives. Drive aisle width requirements in this section shall not apply to any required fire lanes or fire access drives. Aisle widths for fire lanes and fire access drives shall be as required by the latest adopted edition of the International Fire Code or other applicable adopted building codes.
- I. Parking lot islands. All parking lots shall provide for perimeter islands, terminal islands, interior islands, and median islands as required by the Development Standards Chart and the Landscape Sections (see Fig. 14.10-2).
- J. Required curbs. Interior islands, terminal islands, median islands, and parking lot perimeter shall have a six (6) inch high by six (6) inch wide concrete curb. Wheel stops cannot be used as the only means of protection. If median islands are being used for stormwater management, the requirement for a concrete curb may be removed only with the approval of the City Planner and/or City Engineer.

REQUEST

The request is to allow for the drive aisle width and parking stall depth to remain the same. The current parking lot has a minimum drive aisle width of 22' and a minimum parking stall depth of 15'

CRITERIA FOR VARIANCE REVIEW AND APPROVAL (Section 3.7.1)

3.7.1. Criteria for variance review and approval.

- A. Special Conditions. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved, and the same conditions are not applicable to other land, structures, and buildings in the surrounding area.
- B. Literal Interpretation. That the literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.
- C. Hardship. That the hardship has not resulted from the actions of the applicant.
- D. Special Privilege. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, structures, or buildings in the same district.
- E. Minimum Variance. That granting the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure.
- F. Consistency with Comprehensive Plan. That the granting of the variance will be consistent with the general purpose, intent, goals, objectives, and policies of the Comprehensive Plan and this code and will not be injurious to surrounding areas or otherwise detrimental to the public welfare.

NOTIFICATION:

The request was noticed in accordance with Section 3.7.3.E of the Unified Development Code.

- 1. 19 property owners of record within 160 feet of the subject property were notified directly by mail of the request.
- 2. A legal ad was published in the Starkville Daily News on March 12, 2023.
- 3. A sign was posted on the property in a conspicuous location.

RESPONSE TO NOTIFICATION

As of this date, the Planning Office has received no response to the notifications.

CONDITIONS OF APPROVAL

Any condition attached to the approval of a variance by the Mayor and Board of Aldermen shall run with the land and shall be binding upon the applicants, their heirs, and successors.

Attachment 1
VA 23-03 & SE 23-01 Aerial



Attachment 2
VA 23-03 & SE 23-01 Zoning

