



## ZBOA Agenda Item # 2

SEPTEMBER 12, 2017

### Variance Request by David Stringer

File #: APP-2017-04

David Stringer is requesting a Variance to LDR Section 214-7 as it pertains to the use of metal siding on a building in a commercial zoning district. The subject property consists of 1.57 acres and is located at 203 Mildred Street, which is at the NE corner of Mildred Street and East Hill Avenue. It is currently zoned C-H and contains an existing plumbing contractor's office, and also a 50' x 125' storage warehouse under construction. This is a new steel frame building and the applicant is proposing to leave the outer wall finish as metal siding.

The plans for this new building were submitted and approved in late spring of 2017, and permits were purchased in June. In order to start construction while this Variance request was running its course, the applicant submitted drawings that depicted the front façade being clad with board and batten, to look similar to the existing office building. For non-industrial zoning districts, the LDR requires at least the front-facing façade (and at least 10 feet back on either side) to be clad with something other than metal – such as wood, stone, textured block, glass, vinyl, or some other approved material. The intent is to avoid industrial-looking buildings in non-industrial zoning districts. The subject property is a corner lot and in this instance, the designated front yard is facing East Hill Avenue, due to it being a Principal Arterial roadway (Mildred Street is only a local street). Therefore, the LDR requires that the East Hill Avenue side of the building be clad with something other than metal.

Variations are intended to give relief in situations beyond design's control. The reason behind this particular regulation is to keep industrial-looking buildings out of commercial and residential zoning districts, and to help buildings blend-in with their surroundings. The situation here is created by the current C-H zoning of the property. The properties immediately west across Mildred Street, and immediately south across East Hill Avenue are all zoned M-1 (Wholesale/Light Industrial) and they already contain industrial buildings with metal siding. The subject property is neighboring an industrial area and so the proposed building would not look out of place. Additionally, the proposed building is at least 150 feet from East Hill Avenue, with large pine and oak trees that partially obscure the building from the road. Given all these reasons, staff recommends approval with one condition — that the approval be for this building only.

**Staff Recommendation:** Find consistent with the Variance Review Criteria and **approve** the request with the condition that it be for this building only.