



ZBOA Agenda Item # 9 JULY 2, 2019

Variance Request by Mark Gaskins File #: APP-2019-06

Mark Gaskins is requesting a variance to LDR Section 214-7 as it relates to the exterior building materials requirements for metal buildings.. The subject property is located at 3050 James Circle, consists of 0.79 acres, and is zoned C-H. The property consists of a floor covering business under construction. The applicant is requesting a variance in order to utilize metal on a façade.

The applicant submitted plans in 2017, and Zoning approved those in November 2017. The applicant proposed a metal building; Zoning staff made the applicant aware that metal along the front of a building was prohibited, and must be covered with another material. The applicant submitted a schematic showing split face CMU veneer and a stucco finish along the front elevation, and portions of other facades. The plans were officially permitted in December 2018, work began in 2019. In April/May 2019, the applicant approached staff to allow some metal accents on the front and side elevations. The proposed metal accents cover approximately thirty percent of each of the side and front elevations, which was more than staff felt comfortable approving in house—hence, the variance request.

The requirement to cover metal in non-manufacturing zoning districts is meant to prevent industrial-looking buildings in our commercially and residentially-zoned areas. This building is 8500 sq. ft, and is a taller building at 39 feet in height, not including the tower, which adds about another 5 feet in height. The applicant showed an ability to meet the regulations in submitting the schematics showing stucco and split face CMU veneer. Additionally, the building is taller, at 39 feet tall, making the metal accents quite large at almost 1600 sq. ft for the front elevation and 583 sq. ft of the right elevation. (The front elevation is about 4900 sq. ft, with the side elevation being about 1900 sq. ft.) Variances are intended to give relief in situations beyond design's control. Staff finds no hardship for either variance and recommends denial.

Staff Recommendation: Find inconsistent with the Variance Review Criteria and **deny** the variance requests.