

1 City of Pass Christian
2 Municipal Complex Auditorium
3 105 Hiern Avenue

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5 **Zoning Board of Adjustments**
6 **Meeting Minutes**
7 **Tuesday, June 12, 2018, 6pm**
8

9 **CALL TO ORDER**

10 Chairman Eugene Russell called the meeting to order at 6:00 PM. In attendance were Commissioners
11 Craig Steenkamp, Willie Cox, Lisa Smith and Bruce Anthony.
12

13 **ADOPTION OF MINUTES**

14 The first order of business was the adoption of the minutes from the monthly Zoning Board of
15 Adjustments meetings held on October 10, 2017 and February 13, 2018. A *Motion* by Commissioner
16 Smith, seconded by Commissioner Anthony, was made to adopt the minutes. The motion passed
17 unanimously.
18

19 **NEW BUSINESS**

20 • *Open Public Hearing*

21 A *Motion* by Commissioner Smith, seconded by Commissioner Anthony, was made to open the public
22 hearing. The motion passed unanimously.
23

- 24 ○ Application #PD-23-2018, Stephen Crawford as agent of Crawford Realty Group LLC, 107 E
25 Scenic Drive, Parcel #0313H-02-063.000, Variance from the 12-foot maximum front setback, for
26 parking in the First Layer (between the street and the building), and to not meet the 70%
27 Frontage Buildout for a commercial building in the T5C Mixed-Use Zone.
28

29 Chairman Russell introduced the project.
30

31 The City Planner, Danit Simon, briefed the ZBA on the project: In October 2016 we reviewed a different
32 set of plans for the same applicant at this address. We will be reviewing the applicant's updated project
33 and Variance requests tonight. The applicant proposes constructing a commercial building for office use
34 only, on a small lot that is 44.5-feet wide and 112.5 feet in length. Please reference the site plan and
35 elevations in your packets. In order to accommodate the required ramp, the applicant is requesting a
36 variance to position the building 36-feet north of the front property line, which exceeds the T5C Zone's
37 12-foot maximum front setback. Since the building will be located further north, the space at the rear of
38 the lot is limited, and the applicant is also requesting a variance to locate the parking in the First Layer-
39 between the building and front property line. The applicant requires a 12-foot wide driveway to access
40 the rear of the lot, which limits the width of the building to approximately 27-feet. Therefore the
41 applicant's final Variance request is from the 70% Frontage Buildout, as the building only covers 61% at
42 the frontage line.
43

44 The area is zoned mixed-use with front setback maximums intended to bring buildings closer to the
45 street and create a pedestrian friendly environment. Many attempts were made by the applicant to
46 update the site plan to meet both the ADA's requirements and the SmartCode's setback and parking
47 requirements. In the project memo I go into detail on the challenges of meeting the ADA's "shortest
48 possible route" requirement, please let me know if you would like to review this further tonight. The

49 SmartCode requires rear parking with few exceptions. It is important to emphasize that parking may
50 only be moved to the front of a building when no other alternative exists. In this case, the ADA
51 requirements must be prioritized over the maximum front setback requirement. Due to the size of the
52 lot and the need to accommodate the ramp at the front of the building, the remaining location available
53 for parking is in the First Layer at the front of the property. The applicant will be planting landscaping at
54 the front property line to provide some screening of the parking area without diminishing the vital line
55 of site for drivers.

56
57 Finally, due to the narrow width of the lot, the building cannot be widened to meet the 70% minimum
58 Frontage Buildout without losing the needed driveway access to the rear of the building. The applicant
59 is requesting a Variance for the building to only meet 61% of the requirement. A majority of the parcels
60 along Scenic between Market and St. Paul are undeveloped. It is important to encourage parking to
61 remain code complaint throughout the City, and as development increases along this street, to have
62 building's located close to the street to create the intended pedestrian friendly mixed-use
63 neighborhoods. If the Variances are granted, it must be due to the ADA requirements and the small lot
64 size, and not due to the actions or desires of the applicant. No objection letters were submitted for this
65 project and the requests meet the Variance Requirements as listed in the project memo; the project will
66 be in harmony with the purpose and intent of the City's development code and comprehensive plan.
67 This concludes my report, and the applicant is here to answer any questions.

68
69 Chairman Russell stated that just as was specified with the previous application, a condition of allowing
70 parking in the First Layer is to use stone, pavers or bricks for the driveway and parking area instead of
71 the proposed limestone.

72
73 The applicant, Stephen Crawford, agreed to the condition and asked about the maximum lot coverage.

74
75 Simon responded that the T5C Zone has a maximum lot coverage of 90%. The driveway and parking
76 material do not need to be pervious, as long as the lot has 10% pervious area on the sides and rear. The
77 site plan can be reviewed to ensure that you don't exceed maximum lot coverage, and if needed a
78 section of the driveway or parking area can be a pervious material.

79
80 Michael O'Dwyer asked about the parking bay at the front of the property.

81
82 Simon showed O'Dwyer an aerial map and clarified that the parking bay does not front the parcel, but is
83 to the east of the parcel. When a curb cut is installed for vehicular access to the parcel, it will not
84 eliminate any on-street parking spaces, but one of the spaces in the bay will be striped as a handicap
85 space.

86
87 A *Motion* by Commissioner Anthony, seconded by Commissioner Cox, was made to approve the
88 Variance from the 12-foot maximum front setback, for parking in the First Layer, and to not meet the
89 70% Frontage Buildout, with a time limit of one-year to obtain a building permit, and the condition that
90 the parking area and driveway be constructed of stone, pavers or bricks (not the proposed limestone).
91 The motion passed unanimously.

92
93 • *Close Public Hearing*
94 A *Motion* by Commissioner Smith, seconded by Commissioner Cox, was made to close the public hearing
95 at 6:15pm. The motion passed unanimously

96 **OLD BUSINESS**

97

98 **OTHER BUSINESS/PUBLIC COMMENT**

99

100 **ADJOURN**

101 *A Motion* by Commissioner Smith, seconded by Commissioner Cox, was made to adjourn the meeting at
102 6:15 P.M. The motion passed unanimously.