Legislation Details (With Text)

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Title:	BA-15-16: VARIANCE REQUEST FOR PERMISSION TO INCREASE THE SETBACK FROM STATE ROAD 7 FOR THE PROPOSED BURGER KING BUILDING TO BE LOCATED AT 2990 NORTH STATE ROAD 7			
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Attachments:	1. BACKGROUND INFORMATION-APPLICATION, 2. BACKGROUND INFORMATION-JUSTIFICATION STATEMENT, 3. BACKGROUND INFORMATION-MINUTES, 4. STAFF RECOMMENDATION, 5. SURVEY, 6. SITE PLAN			

Date	Ver.	Action By	Action	Result

TO: Board of Adjustment

FROM: Benjamin J. Ziskal, AICP, CEcD, Director of Economic Development

DATE: May 3, 2016

BA-15-16: VARIANCE REQUEST FOR PERMISSION TO INCREASE THE SETBACK FROM STATE ROAD 7 FOR THE PROPOSED BURGER KING BUILDING TO BE LOCATED AT 2990 NORTH STATE ROAD 7

BACKGROUND: The applicant proposes to construct a 2,673 square foot Burger King restaurant and a 3,000 square foot retail establishment on the vacant property located at 2980-2990 North State Road 7.
Section 9.7 (C) of the Margate Code requires the primary frontage setback shall maintain a minimum of 25 feet measured from the curb along roadways designated as corridor. Since there is an existing 10-foot utility easement adjacent to the property line, the requirement is for the building to be placed on the east side of the easement. The applicant is requesting to increase the setback from State Road 7 so the building would be located 64-foot from the easement line.

RECOMMENDATION: The Site Plan and an application for a Special Exception for a drive-thru were approved by the Development Review Committee on March 22, 2016. A draft copy of those meeting minutes is attached.

FISCAL IMPACT: n/a

CONTACT PERSON: Benjamin J. Ziskal, AICP, Director of Economic Development