



Legislation Details (With Text)

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Title: BA-06-17: VARIANCE REQUEST TO ALLOW FOR A BOLLARDS CONFIGURATION IN LIEU OF A STEP-UP FOR THE PROPOSED CUMBERLAND FARMS CONSTRUCTION LOCATED AT 5485 WEST ATLANTIC BOULEVARD

Sponsors:

Indexes:

Code sections:

Attachments: 1. BACKGROUND: JUSTIFICATION STATEMENT, 2. BACKGROUND: APPLICATION, 3. BACKGROUND: MINUTES 11/22/16 DRC, 4. OTHER: SITE PLAN & EXHIBITS, 5. SURVEY

Date	Ver.	Action By	Action	Result
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TO: Board of Adjustment

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

DATE: January 3, 2017

BA-06-17: VARIANCE REQUEST TO ALLOW FOR A BOLLARDS CONFIGURATION IN LIEU OF A STEP-UP FOR THE PROPOSED CUMBERLAND FARMS CONSTRUCTION LOCATED AT 5485 WEST ATLANTIC BOULEVARD

BACKGROUND: The petitioner proposes to demolish an existing vacant 14,490 square foot Walgreens and construct a 4,960 square foot Cumberland Farms convenience market which includes a gasoline service station component on the property located at 5485 West Atlantic Boulevard.

Section 33.2 (B)(2) of the Code requires the use of wheel stops for each parking stall directly abutting a sidewalk that is less than seven (7) feet wide and is not elevated at least six (6) inches higher than the abutting parking space(s), and when any parking space is directly abutting an outdoor seating area, walkway café, wall or any utility infrastructure located above ground. Petitioner proposes bollards, four (4) feet in height, in lieu of a step-up from the parking lot onto a raised sidewalk to delineate the parking space from the sidewalk on the west and north sides of the building.

The Site Plan was approved by the Development Review Committee on November 22, 2016. A draft copy of the meeting minutes is attached.

RECOMMENDATION: See attached Staff Recommendation

FISCAL IMPACT: n/a

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