



7 Brew Drive-Thru Coffee

Variance
(P24-044)

Planning and Zoning Board – August 6, 2024
Bethany Grubbs, Planner III

Variance Request

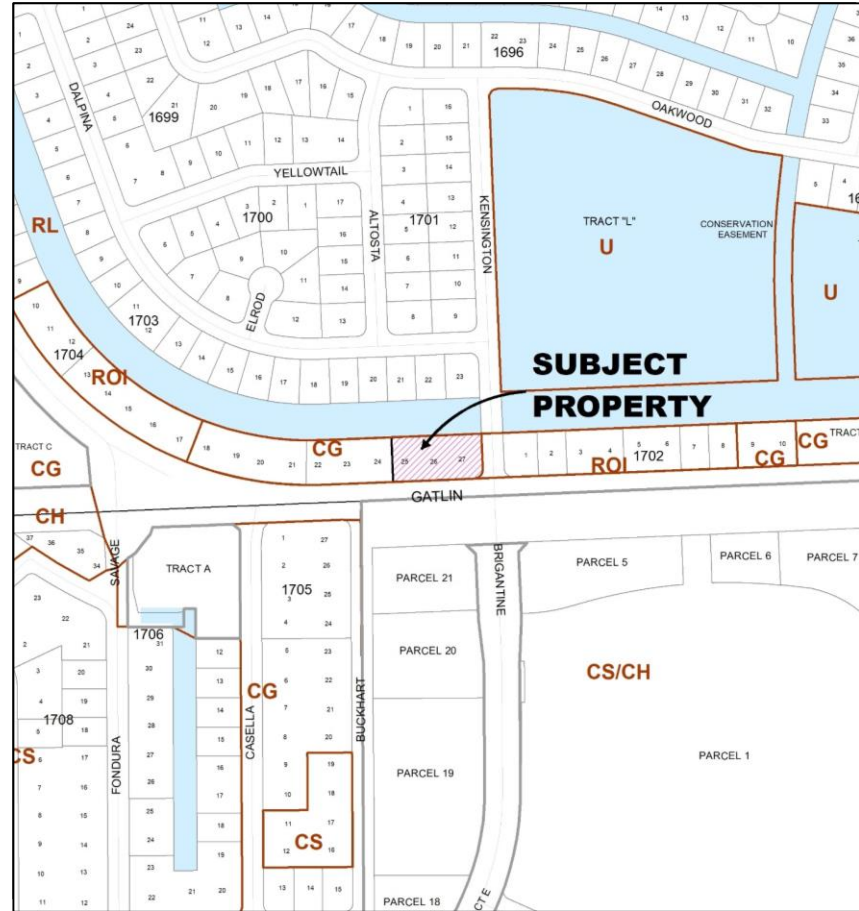
1. Per Section 158.124(H) - Minimum Building Size Requirements of the Zoning Code, drive-through restaurants shall be a minimum of 900 square feet. **The applicant is requesting a variance of 122 square feet to allow a 778 square foot building;** and
2. Per Section 5.3.1 - Building Wall Height of the Citywide Design Standards for commercial buildings, the façade of a building that faces an arterial or collector road or interstate highway shall have a minimum building wall height of 22 feet, exclusive of sloped roof height, for at least 60% of the length of the building. **The applicant is requesting a variance of 8 feet to allow a building height of 14 feet.**

Applicant and Property Owner

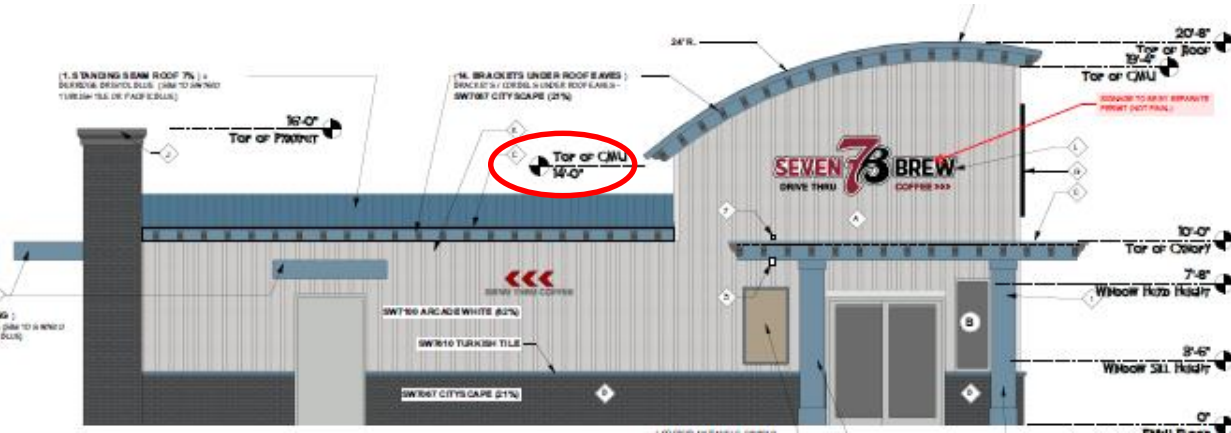
Applicant/Property Owner:	Gatlin Blvd Ventures, LLC
Agent:	Zach Middlebrooks, Metro Group Development II, LLC
Proposed Use:	Coffee Shop
Location:	1907 SW Gatlin Blvd., Located on the north side of SW Gatlin Blvd., at the corner of the intersection of SW Gatlin Blvd. & SW Kensington Street

Location Map

Direction	Future Land Use	Zoning	Existing Use
North	RL	RS-2	Drainage ROW
South	CS/CH	PUD	Retail/Medical Office
East	ROI	RS-2	Vacant
West	CG	CG	Restaurant



Color Rendering & Elevations



Planning & Zoning Board Action Options

Variance #1 - Size

- Make a motion to approve the variance.
- Make a motion to approve the variance with conditions.
- Make a motion to deny.
- Make a motion to table.

Planning & Zoning Board Action Options

Variance #2 - Height

- Make a motion to approve the variance.
- Make a motion to approve the variance with conditions.
- Make a motion to deny.
- Make a motion to table.