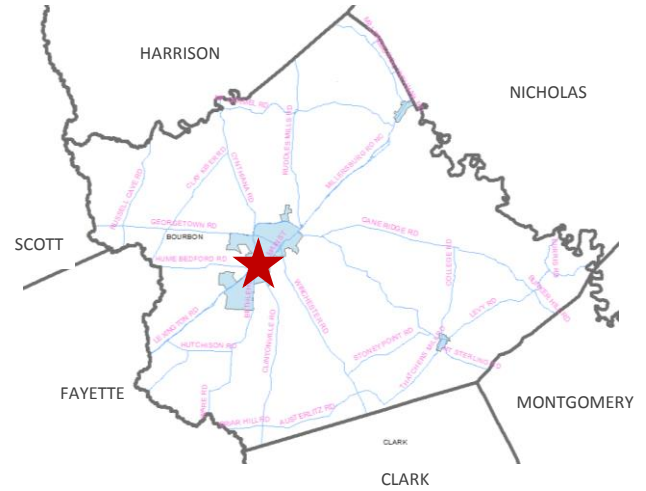
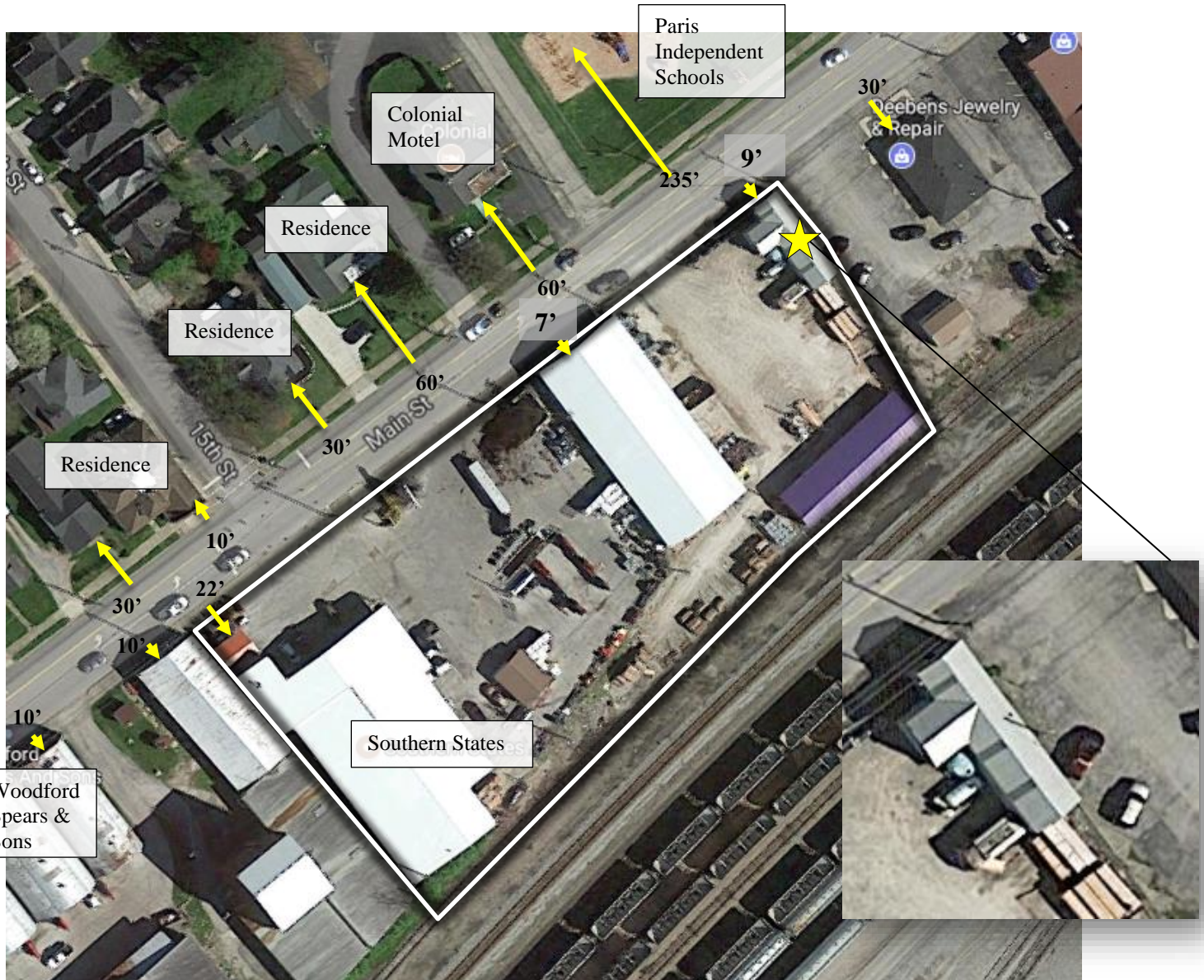


Staff Report (amended)

July 11, 2017
City of Paris Board of Adjustment



Case Number: VAR 17-05
Applicant: Southern States Lexington Coop-Paris Branch
Location: 1482 South Main St.
Request: 41 ft Front Setback Variance
25 ft Side Setback Variance
Zoning: B-2 General Commercial
Application Date: June 21, 2017
Legal Notification: June 28, 2017

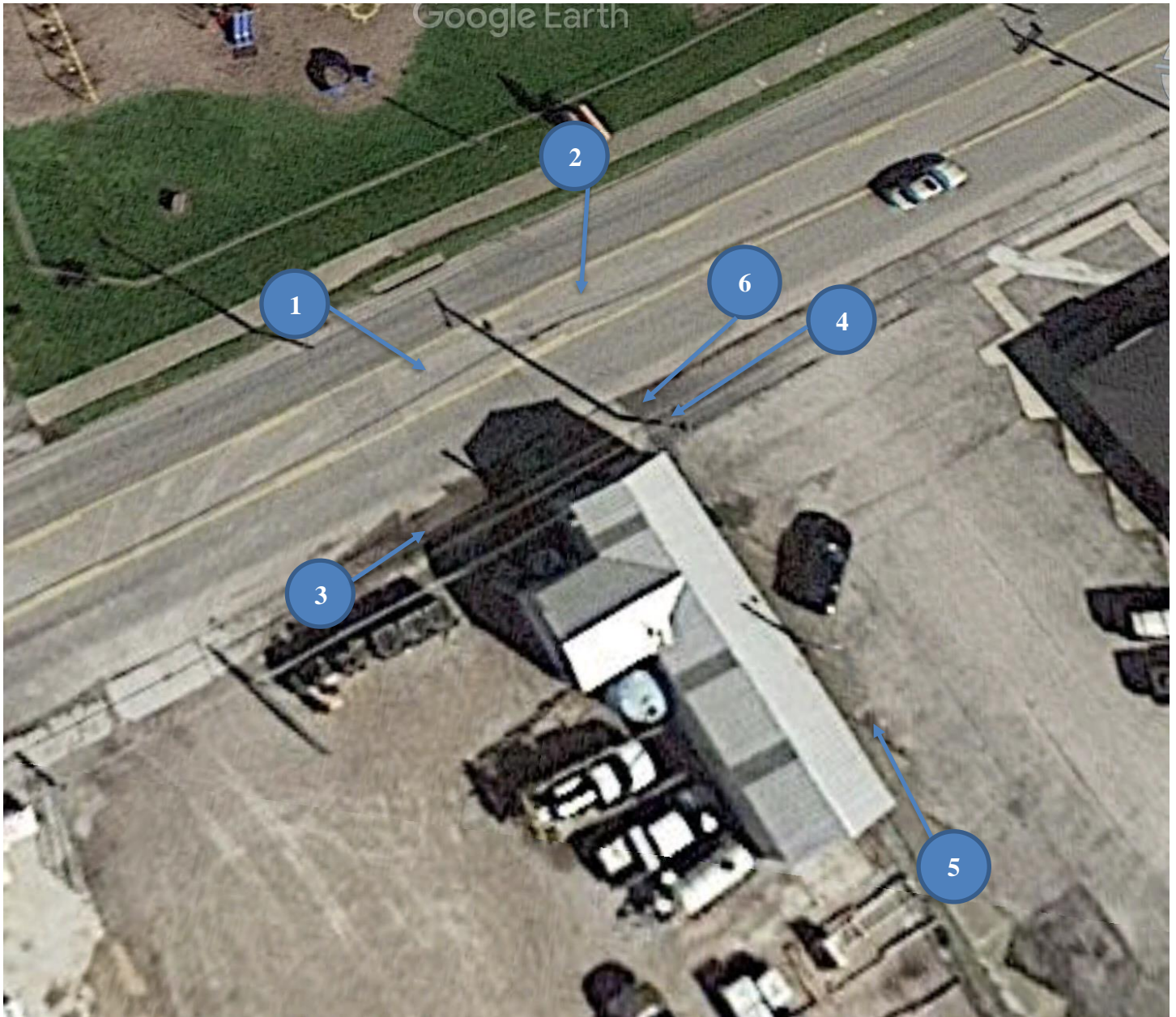


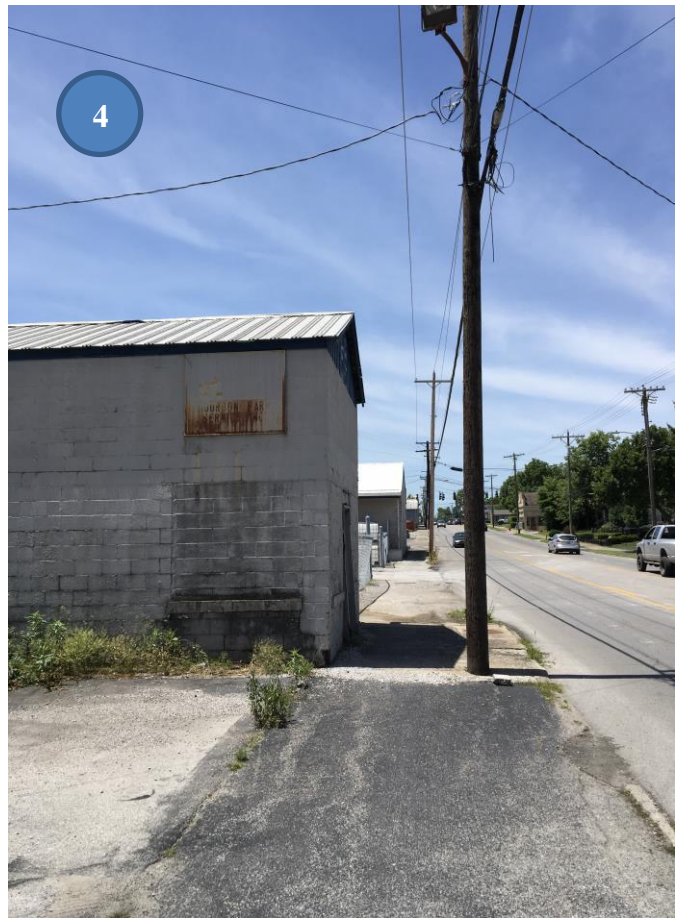
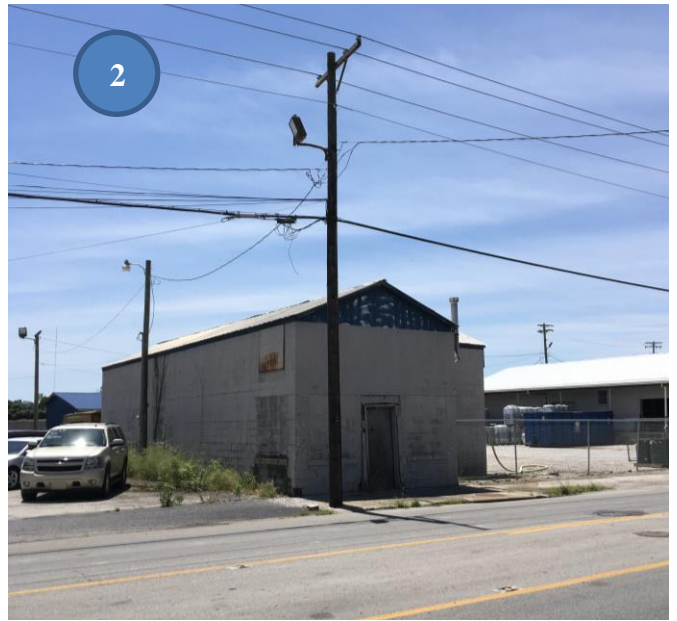
Above boundaries and setbacks are approximate. Not to scale.



- Utilities**
- ManHole
 - Catch Basin
 - Curb Box
 - Sewers
 - Water Main
 - AT&T
 - Overhead Powerline

AERIAL IMAGE SHOWING DIRECTION OF PHOTOS ON FOLLOWING PAGES.







Requirement	Existing	Proposed	Conforming/Non-conforming
Permitted Use for B-2 Zone: Any accessory use or building that is customarily incidental.	Farm Supply Storage: Equipment/chemicals/fertilizers	Same.	✓ Conforming. Proposed use is permitted.
Minimum Lot Size: .5 acres	Existing parcel is .15 acres (6,534 sf)	No changes proposed.	Existing non-conforming lot of record.
Minimum width at building setback: 150 ft	45 ft	No changes proposed.	Existing non-conforming.
Maximum lot coverage: 33% or 2,156 sf	22% or 1,400 sf	28% or 1,800 sf	✓ Conforming. Proposed lot coverage is permitted.
Minimum front setback: 50 ft	9 ft	No change proposed.	X. Increases non-conformity. Width of building along front setback would increase from 17.2 ft to 30 ft.
Minimum side setback: 25 ft	0 ft	No change proposed.	Existing non-conforming.
Minimum rear setback: 30 ft	100 ft	100 ft	✓ Conforming.
Maximum build height: 35 ft	Less than 35 ft	16' at sidewall	Staff Comment: Proposed height unknown at time of staff report issuance.
Exception: "In order to allow productive use of property, the BOA shall permit lesser setbacks to be established where the lot involved is a lot of record and lesser setbacks will be in conformity with existing structures in the area."	Both existing and proposed side and rear setbacks are less than permitted.	No changes proposed.	Adjacent structures on either side of this building have the following setbacks: 9 ft (Southern States Building to south of subject building), and 30 ft (Jewelry store to north of subject building).
"A non-conforming structure shall not be enlarged, replaced or structurally altered in any way that increases its non-conformity."	1,450 sf	1,800 sf	X. Increases non-conformity by replacing with a larger footprint.

Findings and Recommendation:

1. The application does not increase conformity of this non-conforming lot of record. The width of the building along the same building setback is proposed to increase. The width of the building immediately adjacent to the sidewalk will increase from 17.2 ft to 30 ft.
2. **However, the Board may discuss with the applicant the potential to set back the building farther than requested. By doing so, this would increase the conformity of the building and allow a few more feet of site distance for vehicles that are entering and exiting the property.** Staff recommends considering a 12' front setback which would translate to a 38' front setback variance. This would align the front of the building with the existing chain-link fence line.
 - a. If approved, staff recommends the following condition:
 - i. Submit a consolidation subdivision plat that combines land owned and operated by Southern States. This will bring the parcel in conformance with the minimum lot requirements of the B-2 Zone (.5 acres).