




Zoning Appeals Process

Application Requesting Variance & Nonconforming Use Change Requests

Owner: <u>CFT NV DEVELOPMENTS LLC</u>	Applicant: <u>RAY FLAKE</u>
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Signature: <u><small>Signed by:</small> Raymond Silverstein <small>FBA9E6C14EE749F...</small></u>	Signature: <u></u>

Description of Requested Variance:

SIDEWALK REQUIREMENT IS 6' OFF CURB AND 6' ONTO SITE. APPLICANT REQUESTS SIDEWALK BE ALLOWED 5' OF SIDEWALK INSTEAD OF 6' WIDE.

Circumstances Necessitating Variance Request:

A PLANNING COMMISSION COMMENT ABOUT A 6' VS 5' WIDE SIDEWALK WAS NOT RESOLVED ON PLANS. DRAWINGS WERE APPROVED AND PROJECT CONSTRUCTED. THERE EXISTS NOW 150' X 5' SIDEWALK ALONG THE SITE, THE ONLY SIDEWALK WITHIN THE ENTIRE VICINITY OF THE SITE AND ONE OF THE FEW SIDEWALKS ALONG FAIR PARK BLVD ADJACENT OVERALL. THE ONLY WAY TO BRING INTO COMPLIANCE IS BY TEARING OUT THE WHOLE SIDEWALK WHICH WILL BE AT GREAT COST TO THE CONSULTANTS THAT HAD THIS APPROVED THROUGH THE CITY. CONSULTANTS WENT THROUGH GREAT LENGTHS TO GET THIS SITE APPROVED BY PROVIDING NEW STORM STRUCTURES/EXTENSIONS FOR CITY INFRASTRUCTURE SO THIS MINOR COMMENT ON THE PLANS WAS MISSED AMIDST ALL THE OTHER DESIGN COMMENTS. PLANS WERE REVIEWED BY CITY PRIOR TO ISSUANCE AND THE SIDEWALK LENGTH WAS PROBABLY OVERLOOKED. THIS IS AROUND 35 THOUSAND DOLLARS OF REWORK ON THE SITE AND LIES AT THE COST OF THE CONSULTANTS THAT HAD THE SITE APPROVED.

General Submittal Information:

- Submit a narrative letter explaining your request along with seven (7) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and the surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties have been notified.

Office Use Only

Case Number: _____ Date Submitted: _____
BZA Deadline: _____ BZA Meeting Date: _____