



**Zoning Board of Appeals Staff Report**

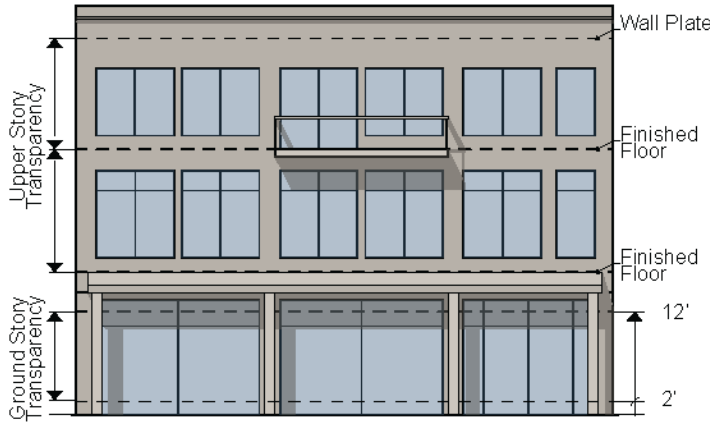
This staff report was prepared for the Zoning Board of Appeals meeting on May 13, 2024.

**Applicant:** Asif Hussain  
**Property Address:** 710 E Lake Drive  
**Parcel ID:** 15 213 02 031  
**Land Use/Zoning:** Commercial and High-Density Residential / C-1 Local Commercial  
**Variance Request:** Building Transparency Requirements

**1. Variance Request**

Front Façade Transparency Requirement	Required per UDO	Proposed Variance
Left Side Façade	Minimum 30%	<30%
Right Side Façade	Minimum 30%	<30%

Note: Per UDO ground story transparency is measured between 2 and 12 feet above the abutting sidewalk. Glass is considered transparent where it has a transparency higher than 80% and external reflectance of less than 15%.



**2. Zoning History**

The subject property is zoned C-1 (Local Commercial) and is categorized as a commercial land use, the subject property has no history of a rezoning or variance on record. The convenience store was constructed in 1980.

**3. Existing Site Features**

The property is a 0.27-acre lot with road frontage along W Hill Street and E Lake Drive east of the intersection of both roads with Oakview Road. The one-story brick and glass convenience store is located towards the center of the property with the front entrance located on the west side of the store and rear of the building facing towards the site’s eastern property line. The convenience store is surrounded by surface asphalt parking, with full-access curb cuts located on W Hill Street and E Lake Drive. Sidewalks and street lighting exist along both road frontages.

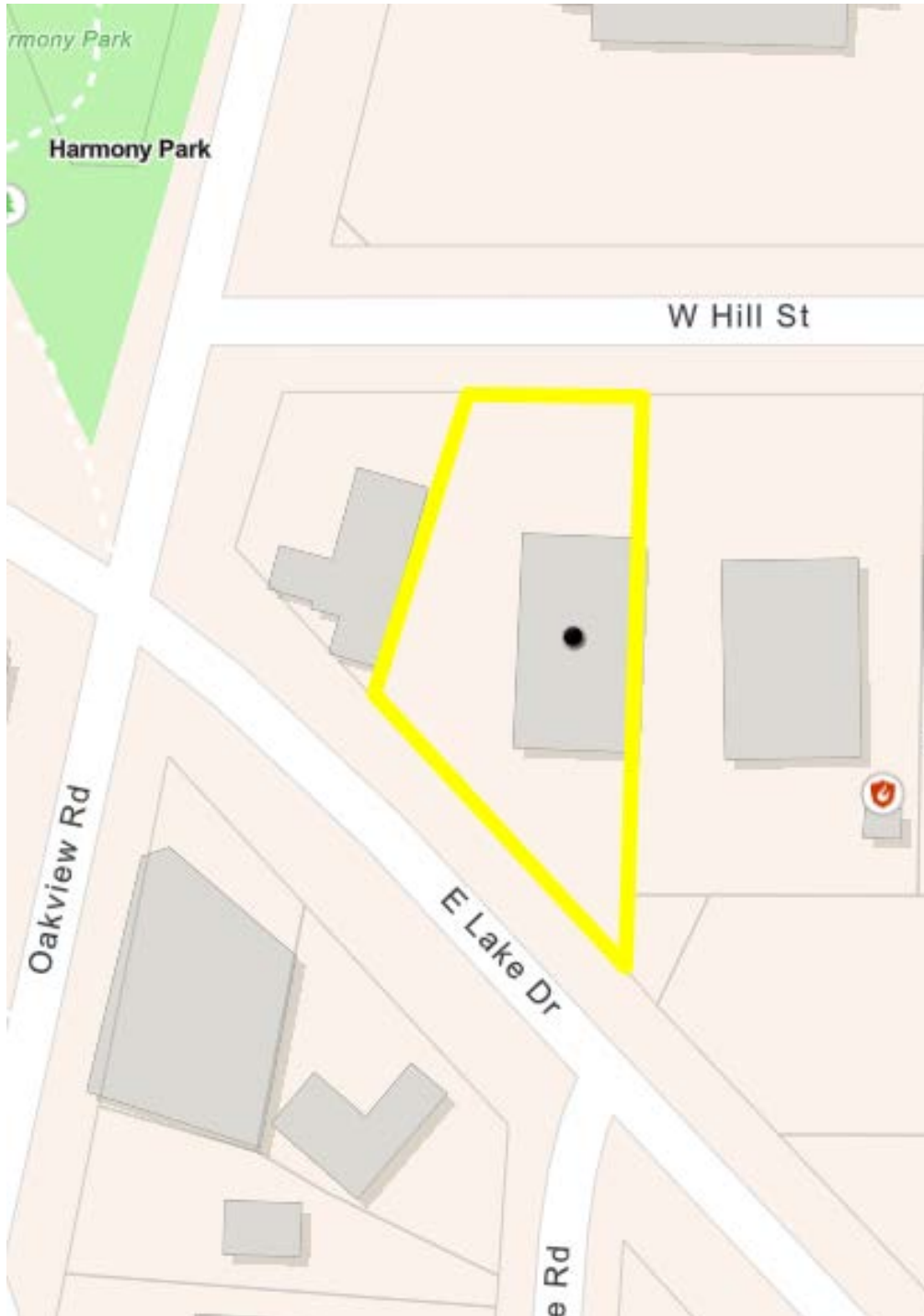
#### **4. Project Summary**

The applicant proposes to expand the commercial building by an additional 495 square-feet and raise the roof height. All building alterations will be aligned with UDO commercial building standards, applicant proposes no changes to the exterior building facades.

#### **5. Staff Recommendation**

Staff recognizes the constraints of the property due to the construction of the commercial building preceding the adoption of the UDO transparency requirements. In addition, due to the site having frontage along two public roads both side façades are treated as front façades due to orientation of the convenience store. The enforcement of the building transparency requirements for an existing convenience store will result in an unnecessary hardship in which the applicant would have to reconstruct the entire convenience store to obtain a building permit. The intent of the building transparency requirements was to provide visibility of store fronts from public roads, requiring conformity of the sides of the building of a convenience store with a large selection of shelved merchandise would conflict with use of a convenience store. Staff recommends approval of the proposed variance from commercial building transparency requirements.

### Lot Configuration



Aerial Map

