

SUBJECT PARCEL: 710 William Carey Parkway

Charles Bourland and Bob Blevins, Representatives

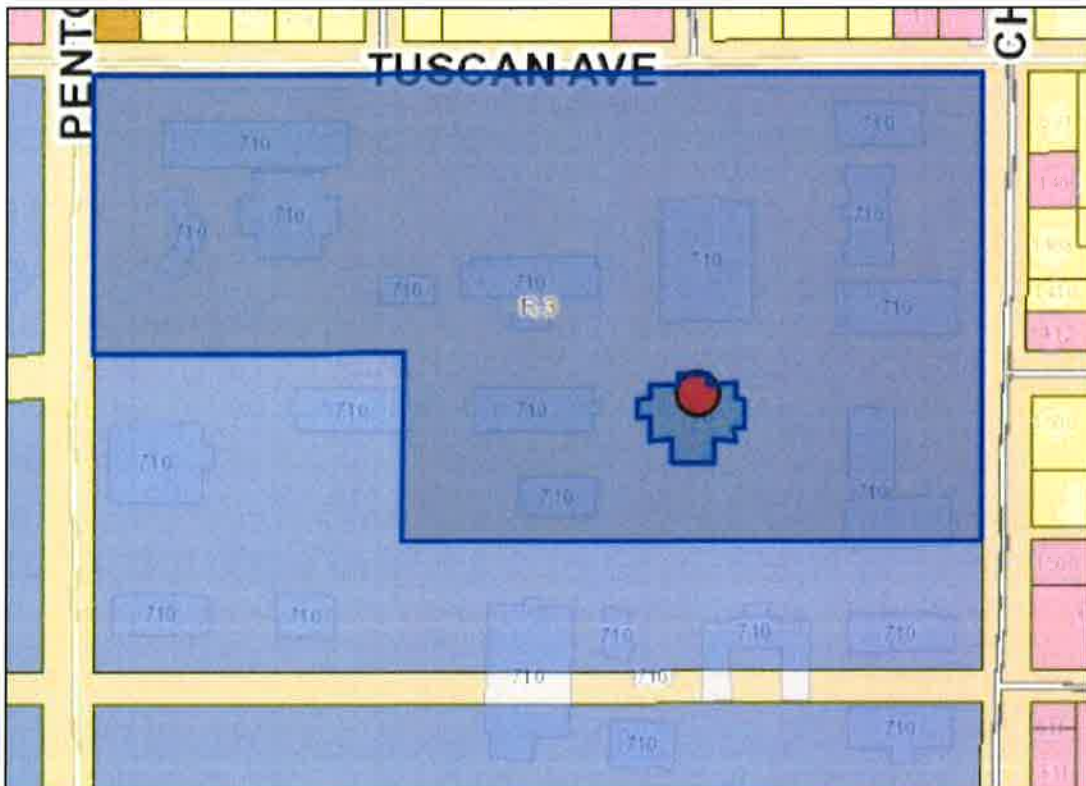
The applicant requests to vary from Section 6 Table 6.1 "Maximum Height" for R-3, "35 feet or 3 stories", and instead allow a height of "3 stories for a total of 54 feet," for a variance of nineteen (19) feet for a proposed Student Center located at 710 William Carey Parkway (Parcel 2-038G-15.222.00, PPIN 13708, Ward 2).



Vicinity Map—Ward 2



Zoning—R-3



Site Aerial



SURROUNDING AREA

Northern Direction: R-3 (Multi-Family Residential) District / University



Southern Direction: R-3 (Multi-Family Residential) District / University



Eastern Direction: R-3 (Multi-Family Residential) District / University



Western Direction: R-3 (Multi-Family Residential) District / University





**Board of Adjustment
Case Fact Sheet**

Names of Petitioner: Charles Bourland and Bob Blevins, Representatives

Address of Property: 710 William Carey Pkwy
Tax Parcels/Ward: 2-038G-15.222.00
PPIN: 13708
Ward: 2

Request: Variance for building height

Purpose of Request: To consider an application to vary from Section 6 Table 6.1 "Maximum Height" for R-3, "35 feet or 3 stories", and instead allow a height of "3 stories for a total of 54 feet," for a variance of nineteen (19) feet for a proposed Student Center located at 710 William Carey Parkway (Parcel 2-038G-15.222.00, PPIN 13708, Ward 2).

Applicant Summary: See Attached Variance Information sheets

Applicable Regulations:

Table 6.1 Dimensional Standards										
District	Minimum Lot Size in SF/ Width at Setback	Max. Dwelling Units	Max. Floor Area Ratio	Setbacks in feet				Max. Height*	Max. Impervious Surface Lot Coverage	Buffer in Feet
				Min. Front	Max. Front	Min. Side	Min. Rear			
R-3	7,500/ 40	17 per acre	-	20	-	5	20	35 feet or 3 stories	50%	-

Present Zoning: R-3, Multi-Family Residential

Present Use: University

**Surrounding Zoning
and Land Use:**

North: R-3 (Multi-Family Residential) / University
South: R-3 (Multi-Family Residential) / University
East: R-3 (Multi-Family Residential) / University
West: R-3 (Multi-Family Residential) / University

**Most Nearly
Bounded By (streets):**

It is bounded to the North by Tuscan Avenue and by the West by William Carey Parkway. It is accessible by the East and South by a private road, West Commission Drive.

**Letters or
Concerns stated:**

The Planning Division Office has not received any letters or other written communications relative to this case, as of January 24, 2019.

History / Background:

In June 2013, William Carey University was approved for a 15 foot height variance (for a total height not to exceed 50 feet) at 419 Tuscan Ave for their new College of Business building.

Basis for Approval (12.4.1.1):

I. Hardship.

- The hardship is unique to the property and is not or will not be caused by the actions or inactions of the applicant.
- There are exceptional conditions creating an undue hardship applicable only to the property involved or the intended use which do not apply generally to the other land areas or uses within the same zoning district.

II. Special Privilege. A variance shall not confer any special privilege that is denied to other lands or structures in the same zoning district.

III. Literal Interpretation. The literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district and would cause unnecessary and undue hardship on the applicant.

IV. Reasonable Use. The applicant cannot make reasonable use of the property without the requested variance.

V. Minimum Required. The granting of a variance is the minimum variance that will make possible the reasonable use of the land or structure.

VI. Conformance with the Purposes of this Code. The granting of a variance will not conflict with the purposes and intent expressed or implied in the Land Development Code.

**419 Tuscan Avenue,
referenced in Staff Report**



Variance Information (1 page)

Note: No nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted or nonconforming use of lands, structures, or buildings in other districts shall be considered grounds for the issuance of a variance.

1. List reasons why you feel that the property could not be reasonably used without the requested

variance: A 3 Story Building Is Not Practical In 35'
For a University Student Union

2. All of the following conditions must be met before a variance can be recommended.

Explain and justify your proposal's compliance with each condition:

- a. That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district.

SCHOOLS - UNIVERSITY ARE ALLOWED IN R3 ZONING
HOWEVER LIMITS HEIGHTS TO 35' OR 3 STORIES. THIS BUILDING
IS PROPOSED 3 STORIES BUT 12' FLOOR TO FLOOR HEIGHTS ARE UNFEASIBLE.

- b. That literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

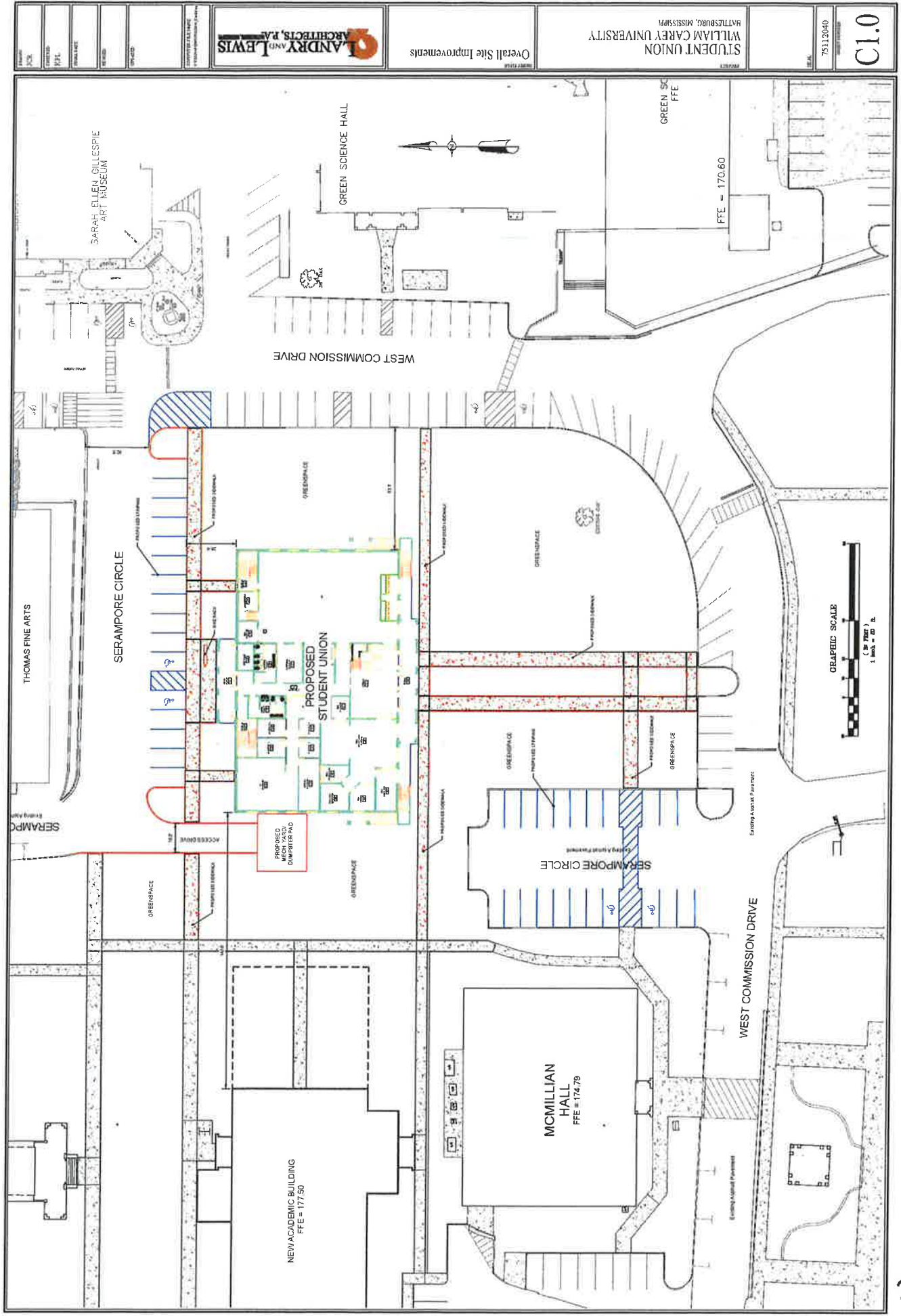
35' OR 3 STORIES MAXIMUM IS NOT REASONABLE FOR THE
ALLOWED SCHOOLS - UNIVERSITY BUILDING TYPE IN R3
ZONING.

- c. That the special conditions and circumstances do not result from the actions of the applicant.

True.

- d. That granting the variance requested will not confer on the applicant any special privilege that is denied by this Code to other lands, structures, or buildings in the same district.

OK.





LANDRY • LEWIS • GERMANY
ARCHITECTS, P.A.
WWW.LLGARCH.COM

WILLIAM CAREY UNIVERSITY
STUDENT UNION - OPTION 3

WILLIAM CAREY UNIVERSITY
PETTUSBURG, MISSISSIPPI
October 26, 2018