

**Department of Community Planning and Economic Development – Planning Division**  
Variances for Drive Aisle Width and Required Parking Stalls and Site Plan Review  
BZZ-2024

**Date:** November 8, 2004

**Applicant:** Mir Ali, dba Zulfe Enterprises

**Address of Property:** 1844 Central Avenue NE

**Project Name:** Zulfe Enterprises

**Contact Person and Phone:** Mir Ali, (651) 329-4161

**Planning Staff and Phone:** Lonnie Nichols, (612) 673-5468

**Date Application Deemed Complete:** October 18, 2004

**End of 60-Day Decision Period:** December 17, 2004

**End of 120-Day Decision Period:** February 15, 2004

**Ward:** One (1)      **Neighborhood Organization:** Logan Park

**Existing Zoning:** C-1 (Neighborhood Commercial) District

**Proposed Zoning:** C1, No change proposed for this application.

**Zoning Plate Number:** Ten (10)

**Legal Description:** Wilsons Rgt Blks East Side Addn, Block 33, Lots 1,2, and 3.

**Proposed Use:** mixed-use building with commercial fronting Central Avenue NE and 12 residential units on 2nd story, plus nonconforming autobody shop building located in rear yard.

**Concurrent Review:** variance to reduce the two-way drive aisle width from the required 22 feet to 18 feet, variance to reduce off-street parking from 36 to 24 stalls, and major site plan review.

**Applicable zoning code provisions:** Chapter 520 Introductory Provisions, Chapter 521 Zoning Districts and Maps, Chapter 525 Administration and Enforcement-specifically Section 525.520(6,7,8) “to reduce the applicable off-street parking requirements....”, Chapter 530 Site Plan Review-specifically Table 530-1, Specific Uses –Principal parking facilities containing additions that total ten or more new parking spaces in any three year period, Chapter 531 – Nonconforming Uses and Structures, Chapter 535 Regulations of General Applicability, Chapter 536 Specific Development Standards, Chapter 541-Off Street Parking and Loading, Chapter 543 On-premise Signs, Chapter 548 Commercial Districts.

**Background:** Staff is recommending the application be continued one cycle to allow additional time for the applicant to meet with the neighborhood organization, and to submit additional information to City staff.

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the variance to reduce the required number of parking stalls from 36 to 24 for an existing mixed-use development and parking area located at 1844 Central Avenue NE in the C-1 (Neighborhood Commercial) zoning district to November 22, 2004.

**Recommendation of the Department of Community Planning and Economic Development – Planning Division for the variance:**

The Department of Community Planning and Economic Development – Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the variance to reduce the required two way drive aisle width variance from 22 to 18 feet for an existing mixed-use development and parking area located at 1844 Central Avenue NE in the C-1 (Neighborhood Commercial) zoning district to November 22, 2004

**Recommendation of the Department of Community Planning and Economic Development Planning Division for the Site Plan Review:**

The Community Planning and Economic Development Planning Division recommends that the City Planning Commission adopt the above findings and **continue** the site plan review application for an existing mixed-use development and parking area located at 1844 Central Avenue NE in the C-1 (Neighborhood Commercial) zoning district to November 22, 2004.

**Attachments:**

Zoning Map and Parcel Map