



# Popeye's Restaurant

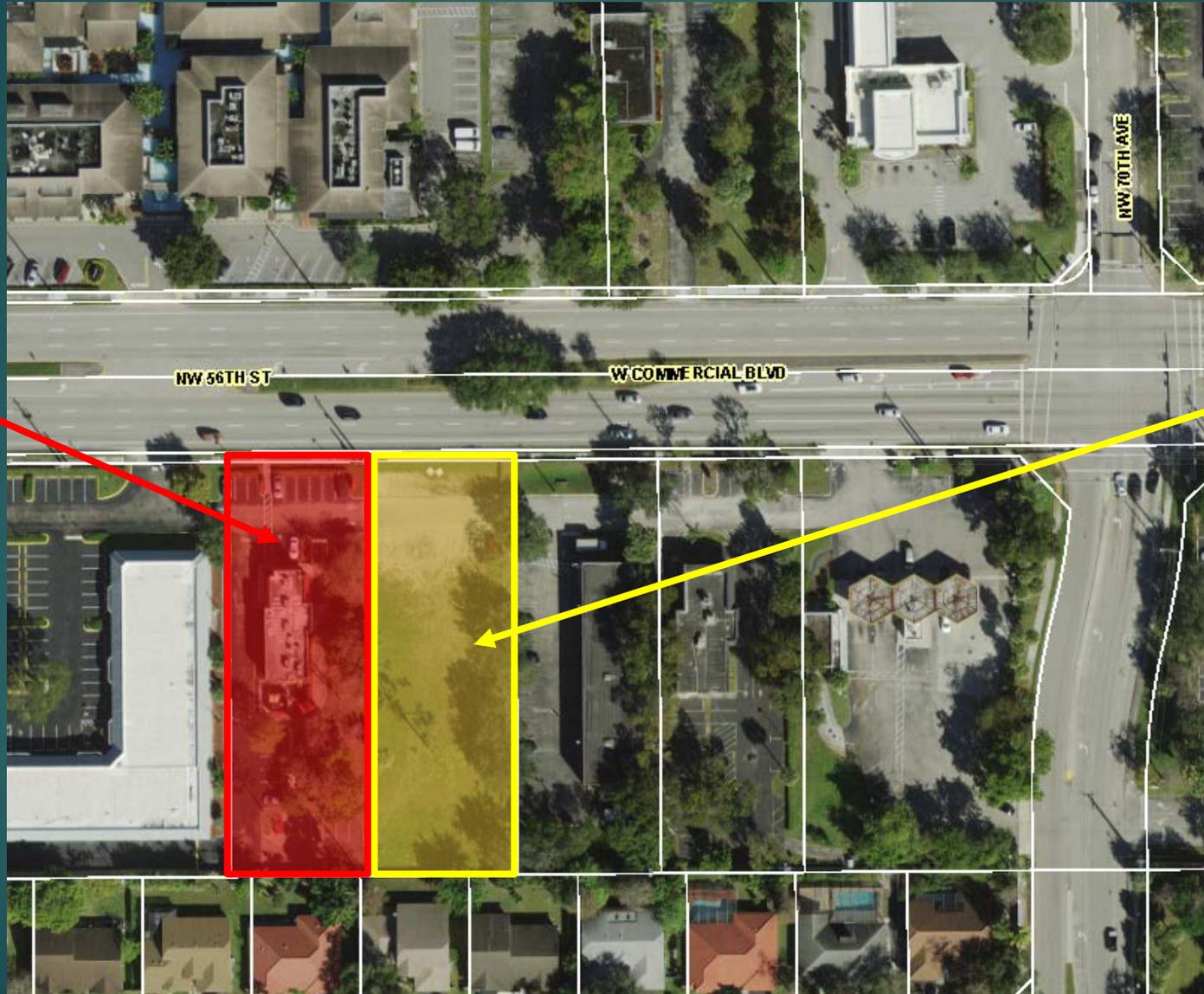
G.I. of Commercial, LLC

## Variance Application

CITY COMMISSION MEETING – SECOND READING

JUNE 14, 2021

# Project Location



Existing Popeye's

Project Location

# Property Information and Project

- Address: 7040 W. Commercial Blvd "Property"
- Size: 29,000 SF
- County Future Land Use Designation: Commerce (C)
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- City Zoning Designation: General Commercial (CG)
- Existing Use: Vacant
- Proposed Use: 2,977 SF Popeye's Fast Food Restaurant with Drive Thru

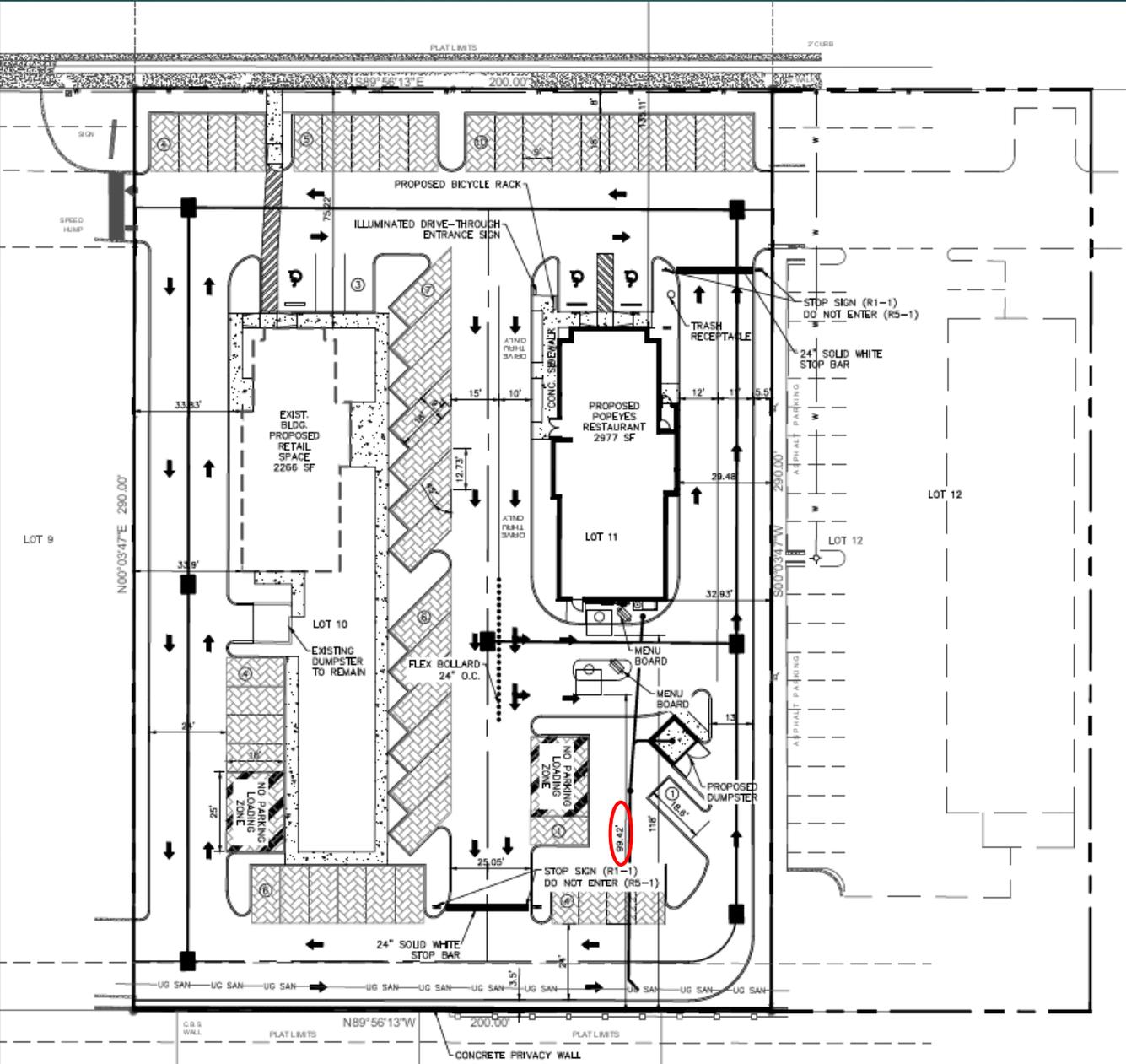


# Request



Variance from Article III, Section 5.32.2(g) of the LDR to allow outdoor menu boards to be located a minimum distance of 99.42' from any residentially zoned district in lieu of the 200' required ("Variance")

# Tentative Site Plan



# Variance Criteria

- ▶ A. That there are unique and special circumstances or conditions applying to the property in question, or to the intended use of the property, that do not apply generally to other properties in the same district. The matter of economic hardship shall not constitute a basis for granting of a variance;
- ▶ B. That any alleged hardship is not self-created by any person having an interest in the property nor is the result of mere disregard for or ignorance of the provisions of these regulations or any pertinent Code section;
- ▶ C. That strict application of the provisions of these regulations or any pertinent Code section would deprive the property owner of reasonable use of the property for which the variance is sought;
- ▶ D. That the variance proposed is the minimum variance that makes possible the reasonable use of the property;
- ▶ E. That granting the variance will be in harmony with the general purpose and intent of existing regulations, will not be injurious to the neighborhood or area, or otherwise detrimental to the public welfare.

Questions?