

RESOLUTION NO. 21-04

A Resolution of the Town Council of the Town of Bronson, Florida acting in the capacity of a Board of Adjustment and granting a variance relating to the property commonly known and described as East Hathaway Avenue & Picnic street (Parcel ID 0652300000)

Whereas Noon Realty has applied for a variance from the provisions of the Land Development Ordinance prescribing the minimum number of vehicle parking spaces required for a commercial enterprise and specifically Section 6.07.02 F, (Parking Spaces Required) thereof; and

Whereas the required number of spaces for the proposed use of the property in question calculated in accordance with the provisions of the applicable ordinance would be 42; and

Whereas the Applicant has the ability to provide only 34 such spaces in conjunction with its commercial building to be used as a Dollar Store of standard design; and

Whereas Applicant has submitted its proofs and contentions to this body at a duly noticed public quasi-judicial hearing, and the recommendation of the Building Department has been submitted and the totality of evidence and argument have been considered appropriately;

NOW THEREFORE BE IT AND IT IS HEREBY FOUND AND RESOLVED THAT:

1. All required conditions precedent for the consideration and disposition of the variance application have been met.
2. There inheres in the nature and configuration of the property certain conditions which are unique to it and would not apply generally to other properties in the zone and such conditions would render it a legally cognizable hardship to conform to the number of parking spaces which the ordinance prescribes.
3. Reducing the number of required parking spaces by variance would not in any way be a detriment based upon empirical evidence of patronage patterns, nor would such reduction have any adverse effect on the area in general or the interests of the public in safety, convenience and aesthetics and the variance may and should be granted accordingly. All of the "Required Findings" of Section 10.02.02B are accordingly made and confirmed.
4. The requested variance to reduce the number of required parking spaces for the property legally described as East Hathaway Avenue & Picnic Street (Parcel ID 0652300000) from 42 to 34 is thus **GRANTED AND APPROVED**.
5. All non-varied provisions of law and ordinance applicable to the property shall be

implemented and observed and all procedures for approval complied with save only the requirement varied as above set forth.

TOWN OF BRONSON

BEATRICE ROBERTS, MAYOR

Attest:

Wendy Maragh, Deputy Town Clerk