



COMMUNITY DEVELOPMENT

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

MEMORANDUM

To: Zoning Board of Adjustments
From: April Limburg, Planner
Date: November 30, 2021
Re: Variance Appeal No. 50

INTRODUCTION: A request filed by Blazing Motor Sports to allow changing the setbacks from 20 feet to 0 feet for the expansion of the building. The structure will not meet the rear setback requirements by Section 10-11-13 (D) of City Code.

BACKGROUND: Blazing Motor Sports would like to add 20 feet on to the west side of the building to allow for additional storage for parts.

The appellant would like to add 20 feet to the building but understands there will be zero setbacks. If the Board doesn't allow the 20 feet increase, the appellant would like to increase the building by 15 feet leaving a 5 foot setback. As the rear setbacks in the C1 zoning district are 20 feet.

Attached is the application, site plan, and aerial of the property.



ZBAV-50

Proposed addition to the existing building located at 913 1/2 Mississippi Dr.
The purple would be the area of expansion to allow for more storage of parts.

