File #:	211253.	**Version:** 1	**Name:**	
Type:	Petition		**Status:**	To Be Introduced
File created:	5/17/2022		**In control:**	Development Review Board
On agenda:	5/31/2022		**Final action:**	

Title: Modification of a variance for Jiffy Lube at the Exchange Center at 3714 NW 13th Street. (B)

Petition LD22-49 VAR: Eda Consultants, Inc., agent for The Exchange Center. Requesting modification of a variance that was issued under DB-21-221 VAR for the south, side setback from 10 feet to 2.8 feet, instead of the requested 3 feet. Zoned: MU-1 (Mixed Use Low Intensity) Located at 3714 NW 13th Street.

Sponsors:

Indexes:

Code sections:

Attachments: 1. 211253_Staff_Report_LD22-000049_withAttatchment_20220631

Date	Ver.	Action By	Action	Result
5/31/2022	1	Development Review Board		

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The Exchange Shopping Center, located at 3714 NW 13th Street is a fully developed tax parcel (07960-048-002), which is 10.04 +/- acres in size. The Exchange Shopping Center has been developed since 1995 and includes the primary retail building to the west and a Jiffy Lube service facility closer to NW 13th. Street. The applicant was granted a variance on March 22, 2022 to reduce the south interior side setback from 10 feet to 3 feet. The applicant later discovered that the variance needed is to reduce the setback to 2.8 feet. This applicant is a request to correct the variance request to reflect 2.8 feet, instead of the initial request for 3 feet.

None.

Review Petition LD22-00049 VAR, for compliance with the criteria for granting a variance.