

**Board of Zoning Adjustment  
Staff Report**  
July 21, 2014



Case No(s):	13CUP1019
Project Name:	AT&T Parking Lot Expansion
Location:	411 Evergreen Road
Owner(s):	AT&T
Applicant(s):	AT&T
Representative(s):	Joe Murphy, Joseph Estep
Project Area/Size:	2.02 acres
Existing Zoning District:	R-4
Existing Form District:	N, Neighborhood
Jurisdiction:	Middletown
Council District:	19 – Jerry Miller
Case Manager:	Jon E. Crumbie, Planner II

**This case was continued from the June 2, 2014 BOZA meeting to allow the applicant time to gather additional information on the previous uses on site. The applicant has decided to withdraw the application and will explain at the July 21, 2014 BOZA meeting.**

**REQUEST**

- Conditional Use Permit to allow off-street parking in an R-4 zoning district.

**CASE SUMMARY/BACKGROUND**

The existing parking lot shall be expanded to provide an additional 24 spaces. The existing grass area to the northeast of the current parking lot will be paved with asphalt. A rain garden will be installed and planted with a native wetland-type seed mix to mitigate storm water flow from the proposed parking area. The existing dumpster location will be relocated to the south end of the new parking area.

**SITE CONTEXT**

The site is rectangular in shape and located on the east side of Evergreen Road between Parkway Road and Old Henry Road. The property is surrounded by residential uses to the north, south, east, and west.