Committee: Board of Zoning Appeals	**Date**: 9/12/2016
Common Council Item Number: ID#16-1362	**Date:** 9/12/2016
Submitted By: Maria Pandazi, City Planner	**City Administrator Approval:** Kevin Lahner, City Administrator Click here to enter text.
Finance Department Review: Rich Abbott, Finance Director RA	**City Attorney's Office Review:** Brian Running, City Attorney Click here to enter text.

Subject:
The appeal of Jim Lindenberg for a use variance from section 22.40(1), (2), & (4) M-3 Limited Business and Industrial Park District of the Zoning Code, whose purpose it to provide for the development of an attractive and aesthetic grouping of limited light industrial uses, offices, corporate headquarters, and support facilities in a park-like setting. If granted, the variance would allow a retail furniture store to expand at 1005 Spring City Drive (Master Z's) when the M-3 District does not include retail sales in the permitted principal uses or conditional uses.

Details:
In July of 2014 the Board of Zoning appeals granted a variance to allow Master Z's to expand its retail space up to 65% of the floor area or 9,777 sq. ft. of the 15,775 sq. ft. total Master Z's would now like to construct 24,000 sq. ft. addition to provide for more retail space.

Options & Alternatives:
If the applicant proves a hardship exists, the Board may consider granting the variance to allow a use variance for more retail space at this location.

Financial Remarks:
Click here to enter text.

Staff Recommendation:
Staff feels the addition of more retail space at this site in the M-3 zoning district should not be permitted. This site has already received a use variance to allow 9,777 sq.ft. retail space, if more retail space is needed there are properly zoned commercial lands in the City for that activity.