



# STAFF REPORT

AGENDA ITEM: 19

**CASE NUMBER:** BOA 19-132 (City)      **B.O.A. MEETING:** December 18, 2019  
**LOCATION:** 235 West Shelby Drive  
**OWNER/APPLICANT:** Mars Hill Baptist Group/ Neeraj Kumar  
**REPRESENTATIVE:** Neeraj Kumar  
**REQUEST:** Variance from Sub-Section 3.6.2A to permit existing church building rear setback encroachment  
**AREA:** +/-0.463 acres  
**EXISTING ZONING:** Residential Single-Family – 6 (R-6)

## CONCLUSIONS

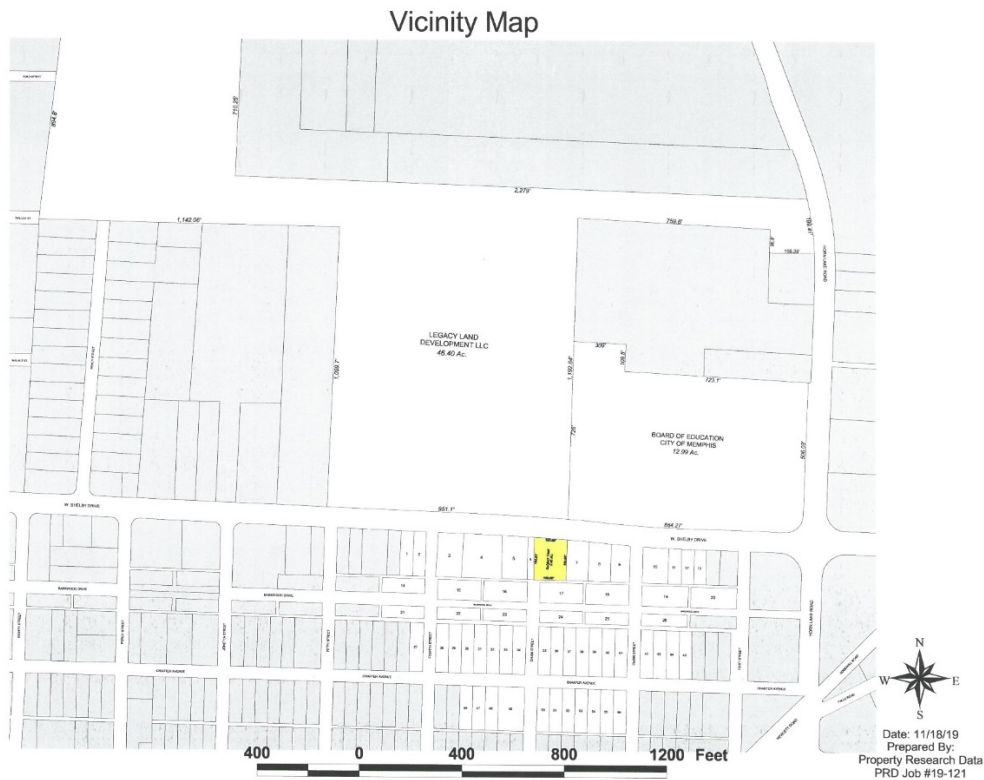
1. This application is being held for one month to provide the applicant time to submit an official survey showing property lines and any existing easements.
2. This will also give the applicant time to modify the current site plan which shows the church using an existing curb cut and partial driveway for parking access, which is privately owned by the neighbor to the west. The property owner to the west has not granted an access easement to the church to use this access. OPD staff spoke with and confirmed with the neighbor about this information on December 10, 2019.
3. OPD staff spoke with the applicant and representative on December 11, 2019, and they intend to submit both documents for the January 22, 2020 meeting.

## CONSISTENCY WITH MEMPHIS 3.0

### RECOMMENDATION:

*Hold for one month*

### VICINITY MAP



Subject property highlighted in yellow

### SITE PLAN

