Town of Arlington
Board of Zoning Appeals
Meeting

December 20, 2018
6:30 P.M.
AGENDA
Board of Zoning Appeals
Thursday, December 20, 2018
6:30 p.m.

I. Invocation

II. Call to Order & Establishment of a Quorum

III. Approval of the September 5, 2018 Meeting Minutes

IV. Old Business
   A. Other as Properly Presented

V. New Business
   A. **ABRA Auto Body Collision** – Conditional Use Permit - West side of Airline Road, roughly 600 feet south of Memphis Arlington Road.

   **PUBLIC HEARING** - To consider a Conditional Use Permit request on the west side of Airline Road approximately 600 feet south of Memphis Arlington Road, to consider an auto body shop.

   B. **Wendy’s** – Parking Waiver - Southwest corner of Airline and Memphis Arlington Road.

   **PUBLIC HEARING** - To consider a Parking Waiver Request at the southwest corner of Airline Road and Memphis-Arlington, to allow a Site Plan with more parking than is otherwise allowed.

VI. Adjourn
BOARD OF ZONING APPEALS
Member List and Term Expirations
November 19, 2018

Oscar Brooks, Alderman ......................... November 2019
Samuel Murrell, Vice Chairman................. November 2020
Tim Carter ......................................... November 2020
Russ Campbell ..................................... November 2021
Victor Ghosheh .................................... November 2021
ABRA Auto Body
CONDITIONAL USE PERMIT

DATE: December 20, 2018

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: CUP - Site Plan Review and Recommendation

APPLICANT: Oldacre McDonald, LLC; Representative: David Bailey

DESIGN PROF./CONSULTANT: Kimley Horn; Representative: Jarmon Perego, P.E.

SITE LOCATION: West side of Airline Road, roughly 600 feet south of Memphis-Arlington Rd

SITE ACREAGE: 2.14 Acres

ZONING: SC (Shopping Center)

EXHIBITS: Location map; Purpose Statement; Application; Public Notice, Notified property owners map; Public Notice Sign; Site plan

The applicant is requesting Board of Zoning Appeal approval of a Conditional Use Permit (CUP) application to locate an auto repair business in a SC: Shopping Center zoning district.

Background: The Zoning Ordinance allows some uses by right and others only with a Conditional Use Permit from BZA. Conditional uses allow cities to consider uses which may be desirable, but which are only permitted after consideration by the BZA of whether they can integrate into the area and meet both general and specific provisions of the Code. The BZA may place conditions or restrictions upon them to reduce or minimize the injurious effect of the use on surrounding areas and ensure compatibility.

Project Site: The project lot is just over 2 acres in size. It sits along Airline Road, one of the primary commercial corridors in Arlington. The lot is undeveloped and primarily paved at this time, having previously been part of the Arlington Airport.
Surrounding Uses: Arlington Automotive is immediately adjacent to the north, retail shops are across Airline to the east (Little Caesars, Lapels Dry Cleaner, etc.), vacant commercial property with ABC Daycare lies to the south, and vacant previous airport property sits to the west.

Surrounding Zoning: The property is located in the SC (Shopping Center) zoning district, as is property to the north, east, and south. Property to the west is zoned SC with M-1 (Light Industrial) beyond.

Proposal: The applicant proposes to construct an 18,026 square foot building for a new ABRA Auto Body location. The building will front Airline Road and share the existing driveway from adjacent Arlington Automotive, which straddles their property lines. The driveway extends around the entire building, providing access to all sides.

Customer parking is proposed at the front along Airline Rd., and employee and repair vehicle parking in a fenced area to the side and rear. The site plan provides a total of 91 parking spaces, which includes 25 working bays inside the building and 3 handicap stalls. This is within Zoning Ordinance requirements.

An eight-foot-tall fence is proposed around the western portion of the lot, including all employee and repair vehicle spaces. It also encloses all but one bay door on the building. The applicant explained that the visible bay door is their “detail bay” or showroom bay, where vehicles that have been repaired are detailed before being turned over to a customer.

Specific Regulations for Use: The Code identifies several specific conditions to be considered with any auto repair uses. The provisions are summarized below, with staff comments in italics:

1) The location, size and design of the site and facilities shall be compatible with development within surrounding area. *(The location, size and orientation of the site would be compatible with other surrounding commercial uses. The single-story building will front Airline Road, with a small customer parking lot in the front, very similar to uses to the north and east along Airline. Two other auto service uses also currently exist within 1,500 feet of the site that are similar situated and sized: Arlington Automotive and Raleigh Tire).*

2) The operation of the facilities shall not have an adverse effect on surrounding properties. *(According to the applicant, most all the vehicle work will occur within the proposed building and will follow all environmental rules and requirements for this type of use. The site also provides ample parking on-site, while still meeting parking and building setback standards. As such, staff does not anticipate any operational impacts from the proposal.)*

3) The location and topography shall be situated so fencing, screening and landscaping can be provided as appropriate. *(The site will include an eight-foot fence and landscaping for*
screening. Gates located on either side of the building are proposed as automatic, to help ensure they are not left open – thus leaving a view corridor down the side of the building. However, Airline Rd does sit roughly 6-foot higher than most of this site. As such, staff encourages the installation of more mature landscaping and evergreens in the landscape plate to ensure year-round screening.)

4) No front or side yards shall be used for the storage of any automobile or mechanical equipment. (All parking areas for vehicle storage are outside the SC setbacks and fenced.)

5) Service bay doors shall not generally be permitted to face any public ROW. (None of the service bay doors on the building will face Airline Road. They face north and south, like other repair shops on Airline.)

6) Where automobiles or equipment are stored on site, they shall be completely fenced or screened to a minimum height of eight (8) feet. (Plans show an eight-foot fence around the perimeter of the storage area. The applicant has stated this will be a solid, composite fence that will be opaque to screen the area behind it. The DRC may have comments about the fencing materials, but a condition notes it must remain opaque and at least eight feet tall.)

7) The operation of the site shall not produce adverse air or noise pollution. (For the same reasons listed in number 2, staff does not anticipate adverse impacts.)

8) Advisory opinion of the PC shall be submitted. (The Planning Commission considered this Site Plan at their regularly scheduled meeting on 12/18/18 and recommended approval as long as adequate screening is provided.)

**General CUP Provisions:** In addition to specific regulations placed on projects, the Zoning Ordinance (Section 10.5.4.2) requires any request for a conditional use not be approved unless the following items are met. The Board is asked to consider these items in their deliberations.

a) it is so designated, located, and proposed to be operated so that the public health, safety, and welfare will be protected;

b) it will not adversely affect other property in the area in which it is located;

c) it is within the provision of conditional uses as set forth in the Zoning Ordinance; and

d) it conforms to all applicable provisions of this Zoning Ordinance for the district in which it is to be located and is necessary for public convenience in that location; and conforms to the established specific provisions, where applicable, as set forth in Chapter 4, Section 4.9 of the Zoning Ordinance.

**RECOMMENDATION:**
The Planning Commission recommended approval of the ABRA Auto Repair Site Plan subject to the attached conditions of approval. Staff concurs.

**STANDARD CONDITIONS:**
S-1 It is found that the application as presented, with plans dated November 27, 2018, and with the conditions of approval meets the provisions of the Town of Arlington Zoning Ordinance.
and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2 This CUP approval shall become effective thirty (30) days from the date on which it is granted. No building permit shall be issued prior to the effective date of approval and verified compliance with any applicable site plan, nor prior to any required subsequent approvals from the Planning Commission, DRC and BMA.

S-3 The applicant shall begin construction of the conditional use authorized by the BZA within one (1) year of approval, and/or fully establish the conditional use within two (2) years of approval in conformance with all applicable provisions of the Zoning Ordinance and any conditions of approval imposed by the BZA and other boards and commissions. Failure to begin construction or establish the conditional use within the prescribed time period shall result in the voiding of the approval.

S-4 The applicant may request an extension from the BZA not to exceed one (1) year if the conditional use is not established in the time period prescribed.

S-5 All approved plans, conditions, restrictions and requirements made part of the approval by the BZA shall run with the land once the conditional use is established as provided in the Arlington Zoning Ordinance.

S-6 Any future changes or expansion will require separate review and approval by the BZA and Planning Commission.

S-7 All construction improvements within the development shall be in compliance with the Town of Arlington Zoning Ordinance, Subdivision Regulations and Technical Specifications, as directed and approved by the Town Engineer, unless otherwise noted on the Site Plan.

S-8 This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.

S-9 Prepare and submit to the State of Tennessee (with a copy to Arlington) a notice of intent and a Stormwater Pollution Prevention Plan for the site.

S-10 Erosion control measures as approved by the Town Engineer shall be implemented in compliance with the applicant's filed Notice of Intent, and approved Notice of Coverage prior to any earth disturbance activity.

S-11 The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing improvements.

PROJECT SPECIFIC CONDITIONS:

P-1. All sidewalk paths, including those across driveways, shall be ADA compliant, including the installation of truncated domes to provide tactile surfaces where ADA routes cross driveways. This requirement applies both in the public right-of-way and within the site.

P-2. Revise the Construction Plans to address comments as noted on the marked-up plan sheets provided by the Town Engineer and provide for Town review and approval.

P-3. Landscaping, lighting, building elevations and signage shall be reviewed and approved by the Design Review Committee in accordance with the Town Design Guidelines.
P-4. A final plat must be submitted for approval and then be recorded to create the lot in question prior to issuance of any building permits for the site. Ingress/egress easements are required where any shared access is provided.

P-5. Revise the Site Plan to note: Tree density units required, that all ground mounted equipment will require screening through fencing and/or landscaping as appropriate, and that the screening fence around the rear of the site must be a minimum of 8 feet tall and opaque.

P-6. The project shall meet the Town adopted 2012 International Fire Code, including all referenced appendices, to the satisfaction of the Arlington Fire Department.

P-7. Landscape plans shall include the installation of more mature landscaping and evergreens in the landscape plate to ensure year-round screening of the storage area, due to elevation differences between the site and Airline Road.
ABRA Auto Body Collision

Airline Road West Side of Otto Lane

Location Map
MEMORANDUM

To: Town of Arlington
From: Jaron Peregoy, Katie Bowman - Kimley-Horn and Associates, Inc.
David Bailey – D3 Arlington, LLC
Date: 11/30/2018
Subject: ABRA Arlington Purposes Statement for Conditional Use Permit Application

ABRA Arlington Purposes Statement

ABRA Auto Body Repair of America is a high-end vehicle repair shop designed to adapt to future
generations. For over three decades, the friendly professionals at ABRA have been taking the hassle
cut of car accident repair. ABRA offers complete auto body and glass repair services – everything the
public needs to get a vehicle back in shape. ABRA Arlington has 4 bay doors that allow for vehicle
entry and exit. All repair services are performed within the building that has air condition and heating
for the employees. This also reduces noise pollution since all repair services are done within the
building. ABRA has working hours of 7:00am to 6:00pm, Monday through Friday (sometimes
Saturday depending on workflow), which is like average office working hours. Some of the vehicles
that are in for service will be stored outside of the building but will not be visible from front of the
property because of a security fence.
Application must be submitted 21 days prior to the scheduled meeting. The Board of Zoning Appeals meets on an as-needed basis. Please consult with Staff before submitting an application so that a meeting may be scheduled.

Street Address (where permit will be used): Airline Road, Arlington, TN 38002
Owner of Record: Town of Arlington
Owner Address: PO Box 507 Arlington, TN 38002-0507
Daytime Phone: 901-867-3449  Fax Number: 
E-mail Address: areeder@townofarlington.org

Agent or representative authorized to prepare this application and to provide further information as requested by the staff: David Bailey
Daytime Phone: 615-269-5444  E-mail Address: dbailey@oldacremdonald.com

Engineer/Designer Contact: Jarmen Peregoy, PE
Company Name: Kimley-Horn and Associates, Inc.
Mailing Address: 6750 Poplar Ave, Suite 600, Memphis, TN 38138
Daytime Phone: 901-881-7402  Fax Number: 
E-mail Address: Jarmen.Peregoy@kimley-horn.com

INSTRUCTIONS FOR SUBMITTING APPLICATION

X Fee Schedule: $300  (make check payable to the Town of Arlington)

X See Town of Arlington Zoning Ordinance, Chapter 10, Section 10.5, Arlington Board of Zoning Appeals and Chapter 4, Section 4.9, Specific Provisions for Conditional Uses.

X A consultation with Staff before completion of this application form and prior submittal deadline date is suggested. Staff meets the first and third Monday of each month. Call Town Planner to schedule.

X Included is a checklist of required items. All items must be addressed or the application may be deemed incomplete and returned to the applicant.
ACKNOWLEDGEMENTS

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.

2. If all required materials/documents are not submitted to and received by the Planning Department by the deadline, the application will NOT be accepted or posted on the Board of Zoning Appeals Agenda.

3. In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.

4. By signing this document, the applicant and owner accept the above conditions.

*Owner information is required

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<th>APPLICANT:</th>
<th>OWNER* (If different from applicant. If same, note &quot;same&quot;):</th>
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<td>If an Entity:</td>
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<tr>
<td>Name of Entity:</td>
<td>Name of Entity:</td>
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<tr>
<td>D3 Arlington, LLC</td>
<td>Town of Arlington</td>
</tr>
<tr>
<td>By (Signature):</td>
<td>By (Signature):</td>
</tr>
<tr>
<td>David Bailey</td>
<td>Catherine D. Durant</td>
</tr>
<tr>
<td>Print Name:</td>
<td>Print Name:</td>
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<tr>
<td>Manager</td>
<td>Town Administrator</td>
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Copy and use additional pages if necessary

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638
Revised: 7/10/2012
I agree this ad is accurate and as ordered.

PUBLIC NOTICE
The Board of Zoning Appeals will hold a public hearing on Thursday, December 20, 2018 at Town Hall, 5854 Airline Rd. at 6:30 PM to consider the following items:
1. A Conditional Use Permit request on the west side of Airline Road approximately 600 feet south of Memphis Arlington Road, to consider an auto body shop and
2. A Parking Waiver Request at the southwest corner of Airline Rd and Memphis-Arlington, to allow a site plan with more parking than is otherwise allowed.
TOWN OF ARLINGTON, TENNESSEE
BOARD OF ZONING APPEALS
DEVELOPMENT STAFF REPORT

Wendy’s
PARKING WAIVER REQUEST

DATE: December 20, 2018

STAFF: Angela Reeder, AICP, Town Planner

SUBJECT: Parking Waiver Request

APPLICANT: Wendelta Property Holdings, LLC; Representative: Don Nichols

DESIGN PROF./CONSULTANT: Pickering Firm; Representative: Cara Martin, P.E.

SITE LOCATION: Southwest corner of Airline Road and Memphis-Arlington Road.

SITE ACREAGE: 1.00 Acres

ZONING: SC (Shopping Center)

EXHIBITS: Location map; Purpose Statement; Application; Public Notice, Notified property owners map; Public Notice Sign; Site plan

PROPOSAL: The applicant, Wendelta Property Holdings, is requesting Board of Zoning Appeals consideration of a Parking Waiver Request to provide parking in excess of the max allowed by the Code. The Zoning Ordinance allows for consideration of Parking Waivers requests from Parking regulations, subject to a set of procedures.

Project Site: The property in question is located at the southwest corner of Airline and Memphis-Arlington Road, and is zoned SC: Shopping Center. It is one acre in size (1 ac.) and is largely paved, having previously been part of the Arlington Airport. Adjacent uses at the intersection include Triumph and First Citizens Banks and the Arlington Fire Department. Otherwise, there are vacant lots to the west and south.

Proposal: The applicant proposes to construct a 2,562 square foot building for a new Wendy’s restaurant on this corner lot. The building would front on Airline Road with a drive-through that wraps around 3 sides of the building. It would include seating for 55 customers inside. An order board is proposed on the west side of the building, with pickup windows on the south side, and a queue area that can serve at least eleven (11) vehicles behind the pick-up windows is provided. The Code requires a queue area of at least six (6) spaces, so this is adequate.

In addition, the site plan provides a total of 29 parking spaces, which includes 2 handicap stalls. This exceeds Zoning Ordinance requirements, which call for a minimum of 13 spaces (1:200sf) and a max of
20 spaces (1:125sf) for fast food uses. The small size of the building, which is a new design for Wendy’s stores, is what resulted in this reduced parking.

The applicant argues that the maximum spaces allowed by the Code is not adequate for their use. As such, they have applied for this Parking Waiver. Initially, the applicant felt if they were considered a “sit down restaurant” with a drive-through, it would allow them the parking numbers necessary, as sit down restaurants allow more parking. However, the Code clearly identifies this use as a “fast food restaurant” and thus those parking regulations apply.

In response, they have provided several other points to support their request (letter attached).

1. They noted three (3) other recently built restaurants of the same size that provide between 30 and 36 spaces each. This is intended to support their standard design and parking ratio for Wendy’s stores.

   The only comparison in Arlington would be McDonalds, which was approved in 2008 when our maximum ratio was 1 space:100sf, and includes a much larger building (±4,200sf). If the Wendy’s were parked at this old parking ratio, this building would be permitted 26 spaces.

2. They provided Wendy’s corporate ideal parking standards for their restaurants. Their standard calls for 1 space per 3 seats, plus 1 space per 2 employees, plus ADA spaces. With this building’s 55 seats and 16 employees, this would result in the 29 spaces they’ve requested.

3. They note that currently approximately 65% of Wendy’s business is through the drive-through. The rest of their customers come inside for their meal. They argue that should parking be reduced, it would push up their drive-through percentage and impact traffic circulation around the site. They also explained that they consider their restaurants as more ‘fast casual’ than ‘fast food’, and how they are working to encourage more people to eat inside.

Specific Standards for Parking Waiver:
Unlike a waiver for reduced parking, a waiver for additional parking requires less justification. In granting a general parking waiver to increase the number of requires spaces, the BZA must find that:

1. The Town’s requirements do not allow the provision of the number of parking spaces needed to accommodate the parking needs of the proposed use; and

2. The requested increase is the minimum needed to do so.

The Planning Commission considered this Site Plan at their regularly scheduled meeting on December 18th and recommended approval, feeling the added spaces could potentially be justified and the site exceeded the required open space percentage. It was discussed that the intent of a maximum amount of parking is to ensure excessive land is not paved and impervious area created unnecessarily. As open space of 36% is provided on the site, which exceeds the 30% requirement, it could be argued that this concern is not triggered with the proposed 9 space increase.

The Planning Commission approved a condition of approval that states their approval of the site as proposed was contingent on approval of the extra parking by the BZA. Staff recommended, and they agreed, that if additional parking is denied, the site plan may be revised to convert the extra spaces to open space without additional PC review.
RECOMMENDATION:
The Planning Commission recommended approval of the requested Site Plan for Wendy’s with the additional parking, subject to the following conditions. Staff concurs.

STANDARD CONDITIONS:
S-1. It is found that the application as presented, with plans dated December 5, 2018, and with the conditions of approval meets the provisions of the Town of Arlington Zoning Ordinance and any other applicable regulations, and the project shall be constructed in accordance with those regulations.

S-2. All construction improvements within the development shall be in compliance with the Town of Arlington Zoning Ordinance, Subdivision Regulations and Technical Specifications, as directed and approved by the Town Engineer, unless otherwise noted on the Site Plan.

S-3. This project must comply with the Tennessee Department of Environment and Conservation NPDES Regulations governing stormwater discharge during construction activity.

S-4. Prepare and submit to the State of Tennessee (with a copy to Arlington) a notice of intent and a Stormwater Pollution Prevention Plan for the site.

S-5. Erosion control measures as approved by the Town Engineer shall be implemented in compliance with the applicant’s filed Notice of Intent, and approved Notice of Coverage prior to any earth disturbance activity.

S-6. All signage design and location is subject to the review and approval of the Design Review Committee.

S-7. The applicant is required to have a pre-construction meeting with Town of Arlington staff prior to commencing improvements.

PROJECT SPECIFIC CONDITIONS:
P-1. All sidewalk paths, including those across driveways, shall be ADA compliant, including the installation of truncated domes to provide tactile surfaces where ADA routes cross driveways. This requirement applies both in the public right-of-way and within the site.

P-2. Revise the Construction Plans to address comments as noted on the marked-up plan sheets provided by the Town Engineer and provide for Town review and approval.

P-3. The applicant must construct the access drive and curb cut located adjacent to the west boundary of the site.

P-4. Approval is contingent on approval of parking in excess of Town standards by the Board of Zoning Appeals. If additional parking is denied, the site plan may be revised to convert the extra spaces to landscaping without additional PC review.

P-5. Landscaping, lighting, building elevations and signage shall be reviewed and approved by the Design Review Committee in accordance with the Town Design Guidelines.

P-6. A revised final plat must be recorded for the site to add a shared access easement and remove existing slope and temporary construction easements that were acquired during the construction of road improvements. The plat shall also dedicate a drainage easement for the existing storm drain pipe crossing the northeast corner of the site.
December 18, 2018

Board of Zoning Appeals
Town of Arlington
5854 Airline Road
Arlington, TN 38002

Re: Proposed Wendy’s
Lot 1A, Re-Subdivision of Lot 1, Re-Subdivision of the Old Arlington Municipal Airport Parking Waiver Application

To Whom It May Concern:

On behalf of Wendelta Property Holdings, LLC, Pickering is pleased to submit the attached supplemental information for the Variance Application to the Board of Zoning Appeals.

Wendelta utilizes the Wendy’s design requirements to calculate their required minimum parking:

<table>
<thead>
<tr>
<th>Category</th>
<th>Wendy’s Required Parking Ratio</th>
<th>Wendy’s Required Parking Stalls</th>
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<tbody>
<tr>
<td>Number of seats</td>
<td>55</td>
<td>1 per 3 seats</td>
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<tr>
<td>Number of Employees</td>
<td>16</td>
<td>1 per 2 employees</td>
</tr>
<tr>
<td>Accessible Stalls</td>
<td>2</td>
<td>Based upon total number of stalls</td>
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<td>Total</td>
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Wendelta has constructed similar buildings in the following locations:

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<tr>
<th>Location</th>
<th>Building Size</th>
<th>Parking Provided</th>
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<tbody>
<tr>
<td>Oakland, TN</td>
<td>2,562 sf</td>
<td>32 stalls</td>
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<tr>
<td>McComb, MS</td>
<td>2,562 sf</td>
<td>30 stalls</td>
</tr>
<tr>
<td>Gluckstadt, MS</td>
<td>2,562 sf</td>
<td>36 stalls</td>
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Approximately 65% of Wendy’s business is through the drive thru. If the parking is reduced below the requested 29 stalls, the drive thru percentage will likely increase to approximately 85% which could negatively impact the traffic circulation on the site.
If you have any questions or need additional information, please do not hesitate to call me at (901) 729-5508.

Sincerely,

PICKERING FIRM, INC.

Cara L. Martin, PE
Principal
Application must be submitted 21 days prior to the scheduled meeting. The Board of Zoning Appeals meets on an as-needed basis. Please consult with Staff before submitting an application so that a meeting may be scheduled.

Street Address: Memphis-Arlington Road and Airline Road
Owner of Record: Town of Arlington
Owner Address: 5854 Airline Road, Arlington, TN 38002
Daytime Phone: (901)867-3449    Fax Number: (901)867-2638
E-mail Address:

Agent or representative authorized to prepare this application and to provide further information as requested by the staff: Cara Martin
Daytime Phone: (901)729-5508    E-mail Address: cmartin@pickeringfirm.com

Engineer/Designer Contact (if applicable): Cara Martin
Company Name: Pickering Firm
Mailing Address: 6775 Lenox Center Ct. Suite 300, Memphis, TN 38115
Daytime Phone: (901)729-5508    Fax Number: (901)272-6913
E-mail Address: cmartin@pickeringfirm.com

INSTRUCTIONS FOR SUBMITTING APPLICATION

☒ Fee Schedule: $300
(make check payable to the Town of Arlington)

☒ See Town of Arlington Zoning Ordinance, Chapter 10, Section 10.5, Arlington Board of Zoning Appeals.

☒ A consultation with Staff before completion of this application form and prior submittal deadline date is suggested. Staff meets the first and third Monday of each month. Call the Planning Department to schedule.

☒ Included is a checklist of required items. All items must be addressed or the application may be deemed incomplete and returned to the applicant.

5854 Airline Road • P.O. Box 507 • Arlington, TN 38002-0507
Telephone (901) 867-3449 • Fax (901) 867-2638

Revised: 2/7/2011
BOARD OF ZONING APPEALS
VARIANCE

ACKNOWLEDGEMENTS

It is understood that:

1. The applicant and owner bear the responsibility to submit a complete application package by the submittal deadline.

2. If all required materials/documents are not submitted to and received by the Planning Department by the deadline, the application will NOT be accepted or posted on the Board of Zoning Appeals Agenda.

3. In cases where the applicant is not the property owner, it is also hereby acknowledged by the property owner that he or she is in full agreement with the content of this application.

4. By signing this document, the applicant and owner accept the above conditions.

Copy and use additional pages if necessary

| APPLICANT: | OWNER* (If different from applicant. If same, note "same"):
*Owner information is required |
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<td>If an Entity:</td>
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<tr>
<td>Name of Entity: Wendelta Property Holdings, LLC</td>
<td>Name of Entity:</td>
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<td>By (Signature):</td>
<td>By (Signature):</td>
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<tr>
<td>Print Name: Don Nichols</td>
<td>Print Name:</td>
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<td>Title: Vice President of Development</td>
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2. A Parking Waiver Request at the southwest corner of Airline Rd and Memphis-Arlington, to allow a Site Plan with more parking than is otherwise allowed.
PUBLIC NOTICE

AN APPLICATION HAS BEEN FILED FOR A PARKING WAIVER ON THIS PROPERTY.

PUBLIC HEARING WILL BE HELD ON 6:30 pm DEC 20, 2018 AT ARLINGTON TOWN HALL 5854 AIRLINE ROAD INFORMATION CALL: 867-3449