

**AGENDA
JANUARY 04, 2016
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

	William L. Guess, Chairman
	Vernon Coleman, Vice-Chairman
	Sanford Davis
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	John Burroughs

III. EXTENSIONS:

1. **#5972**

(Case #ZON2015-01144)

David W. Strain, Senior

2174 Riverside Drive

(Northside of Riverside Drive, 1,000'± north of Annwood Drive).

Side Yard Setback Variance to allow a 2,349 square-foot addition within 6'6" of a side yard property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum side yard setback of 8' in an R-1, Single Family Residential District.

Council District 3

2. **#5977/5902/5617**

(Case #ZON2015-01154)

Stephen Overcash

166 South Royal Street

(Southwest corner South Royal and Theatre Streets).

Use and Height Variances to allow a 6 story hotel in a T5.1 Zoning Sub-District in the Downtown Development District; the Zoning Ordinance limits development to a maximum height of 3 stories in a T5.1 Zoning Sub-District and requires a minimum of a T5.2 Zoning Sub-District to allow a hotel in the Downtown Development District.

Council District 2

IV. PUBLIC HEARINGS:

3. **#6022**

(Case #ZON2015-02755)

Wells Ventures, LLC

600 Government Street

(Northwest corner of Government Street and South Warren Street).

Use Variance to allow the processing of food and beverage products in a T5.1 Zoning Sub-District in the Downtown Development District; the Zoning Ordinance requires a minimum of a SD-WH Zoning Sub-District to allow the processing of food and beverage products in the Downtown Development District.

Council District 2

4. **#6023/5672/5608**

(Case #ZON2015-02756)

Michael Spina

1252 Government Street

(North side of Government Street, 55'± West of South Georgia Avenue).

Use, Tree Planting and Landscape Variances to amend previously approved variances to allow a restaurant in a B-1, Buffer Business District, and no tree plantings or landscaping; the Zoning Ordinance requires a minimum of B-2, Neighborhood Business District for a restaurant, and full compliance with tree planting and landscaping requirements.

Council District 2

5. **#6024**

(Case #ZON2015-02768)

Don Williams

3703 Old Shell Road

(Southwest corner of Old Shell Road and Wacker Lane South)

Use, Surfacing, and Access Variances to allow a professional office with gravel parking and a 12' wide driveway for two-way traffic in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum B-1, Buffer Business District for professional offices, all parking to be paved with concrete, asphaltic concrete, asphalt, or approved alternative parking surface, and 24' wide driveways for two-way traffic.

Council District 7

V. OTHER BUSINESS: