

**AGENDA
MAY 6, 2002
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman John Peebles

II. APPROVAL OF MINUTES:

April 1, 2002

III. HOLDOVER:

1. **#5109**

(Case #ZON2002-00639)

Erato Realty Corporation, M Don Williams, Agent

3347 Halls Mill Road

(East side of Halls Mill Service Road (Private Road), 230' ± South of Halls Mill Road)

Use, Landscaping and Parking Variances to allow a stone cutting, shaping and finishing company with 960 square feet of front and total landscaping, and 10 parking spaces in a B-3, Community Business District; a minimum of an I-1, Light Industrial District; 2,238 square feet of front landscaping and 3,729 square feet of total landscaping, and 12 parking spaces are required.

IV. PUBLIC HEARINGS:

1. **#5110**

(Case #ZON2002-00788)

J. Reid & Rebecca W. Cummings

306 Bromley Place

(West side of Bromley Place, 125' ± South of Airport Boulevard)

Side Yard Setback Variance to allow the construction of a 29' x 23' garage/storage building 4' from the north side property line; a minimum side yard setback of 8' is required in an R-1, Single-Family Residential District.

2. **#5111**

(Case #ZON2002-00843)

H. Don Bowden (Ashland Place United Methodist Church, Owner)

15 Wisteria Avenue

(Southwest corner of Old Shell Road and Wisteria Avenue)

Sign Variance to allow two freestanding signs on a single tenant site; a maximum of one freestanding sign is allowed on a single tenant site.

3. **#5112**
(Case #ZON2002-00851)
The Christian Bible Teaching Church
1809 Duncan Street
(Southeast corner of Duncan Street and Lesesne Street)
Parking Ratio and Parking Surface Variances to allow a church parking facility with eighteen (18) on site parking spaces and an aggregate surface; twenty-six (26) on site parking spaces paved with asphalt or concrete are required for a church with a seating capacity of one hundred two (102).

4. **#4902/5113**
(Case #ZON2002-00852)
Botanica, Inc. (Warren A. & Mildred H. Reilly, Jr., Owners)
1714 Dauphin Street
(Northeast corner of Dauphin Street and Semmes Avenue)
Use and Parking Ratio Variances to re-open an existing variance to allow a garden shop with fewer required parking spaces than the previously approved variance in an R-1, Single-Family Residential District; a minimum of B-2, Neighborhood Business District with five (5) parking spaces is required for 1,440 square feet of retail space.

5. **#5114**
(Case #ZON2002-00853)
Eric Jason Oliver
1110 Palmetto Street
(North side of Palmetto Street, 260' ± West of George Street)
Side Yard and Combined Side Yard Variances to allow the construction of a 29' x 32' addition to an existing structure within 6.3' of the east side property line and to allow a combined side yard total of 17.8'; a 8' minimum side yard setback and a total of 19.6' combined side yard total are required on a 59' lot.

6. **#5115**
(Case #ZON2002-00854)
Linda Johnson Stringer
1121 Palmetto Street
(South side of Palmetto Street, 150' ± East of Roper Street)
Side Yard and Combined Side Yard Variances to allow the construction of a 34.83' x 13.5' addition to an existing structure within 5.4' of the west side property line and to allow a combined side yard total of 16.1'; a 7.3' minimum side yard setback and a total of 17' combined side yard total are required on a 51.29' lot.