

**AGENDA
JULY 8, 2002
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman John Peebles

II. APPROVAL OF MINUTES:

III. PUBLIC HEARINGS:

1. #5120

(Case #ZON2002-01324)

Paul Wimpee

17 South Florida Street

(East side of South Florida Street, 540' ± South of Dauphin Street)

Use Variance to allow a Beauty Shop in a B-1, Buffer Business District; a minimum of B-2, Neighborhood Business District is required.

2. #5121

(Case #ZON2002-01339)

Cumulus Broadcasting, Inc.

2800 Dauphin Street, Suite 104

(North side of Dauphin Street, 850' ± West of Mobile Street)

Height and Setback Variances to allow the construction of a 150' Monopole Telecommunications Tower, the maximum allowable height is 45' in a B-3, Community Business District; and to allow the construction of said tower to within 114' of the East property line and 124' from the West property line, a 150' tower must be setback at least 180' from a lease parcel/property line.

3. #5122

(Case #ZON2002-01350)

Creekline, Inc.

(West side of Shipyard Road, 1115' ± North of Higgins Road)

Parking Surface and Landscaping/Tree Planting Variances to allow the parking of semi-tractor trailer trucks in a B-5, Office-Distribution District; to allow an aggregate surface for parking and no tree requirements; asphalt, concrete or an approved alternative paving surface is required for all parking and maneuvering areas, and compliance with Landscaping/Tree Planting requirements are required for all new construction.

4. **#5123**
(Case #ZON2002-01354)
Friendship Baptist Church
2667 Reaves Street
(North side of Reaves Street, 325' ± East of Mobile Street)
Use and Parking Variances to allow 9 off-site parking spaces for the expansion of a church parking lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires all parking to be located on-site and parking lots are allowed by right in B-1, Buffer Business District.

5. **#5124**
(Case #ZON2002-01356)
Katt's Christian Day Care & Child Development Center
2700 First Avenue
(Northwest corner of First Avenue and Main Street)
Use Variance to allow a commercial (private) day care to an existing church in an R-1, Single-Family Residential District; Day Cares are allowed in B-1, Buffer Business Districts with Planning Approval, and by right in B-2, Neighborhood Business Districts.

6. **#5125**
(Case #ZON2002-01358)
William B. & Leigh B. Givhan
1 Ridgelawn Drive West
(Northwest corner of Old Shell Road and Ridgelawn Drive West)
Rear Yard Setback Variance to allow the addition of a carport to within 4' of a rear (West) property line; an 8' rear yard setback is required in a R-1, Single-Family Residential District.

7. **#5126**
(Case #ZON2002-01360)
Ralph A. Hargrove
102 Grand Boulevard
(Northeast corner of Old Shell Road and Grand Boulevard)
Fence Height Variance to allow the construction of a 6' solid wooden privacy fence along a side street property line; the maximum height of a fence within 20' of a side street property line is 3', or a minimum side street setback of 20' is required in an R-1, Single-Family Residential District.

8. **#5127**
(Case #ZON2002-01363)
Mary S. Trufunt
258 Stocking Street
(West side of Stocking Street, 150' ± North of Eslava Street)
Side Yard Variance to allow the construction of a living area addition to an existing structure within 4.5' of a side (North) property line; an 8' minimum side yard setback is required in R-1, Single-Family Residential Districts.

