

**AGENDA
FEBRUARY 14, 2005
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. PUBLIC HEARINGS:

1. #5290

(Case #ZON2004-02557)

M. Don Williams (Enoch Aguilera, Owner)

1118 Government Street

(North side of government Street, 425'± West of Hallett Street)

Use and Front Yard Setback Variances to allow a dwelling to be used as a 5 bedroom, Bed & Breakfast facility to be constructed 68' from the front property line in an R-1, Single-Family Residential District within the Historic District Overlay; the Zoning Ordinance requires a minimum of B-1, Buffer Business with Planning Approval, and a maximum front yard setback of 37' is required within the Historic Overlay District in an R-1, Single-Family Residential District.

2. #5291

(Case #ZON2004-02669)

NAPMAR, LLC

652 Western Drive

(East side of Western Drive, 60'± North of Cotton Street)

Use, Parking Ratio, Access/Maneuvering Variances to allow a barber shop in a B-1, Buffer Business district with two (2) on-site parking spaces and a 13' wide two-way drive; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District, eight (8) on-site parking spaces for a 2,400 square foot building, and a 24' wide drive is required for two-way traffic.

3. #5292

(Case #ZON2005-00013)

Jerry Paul Foy

1363 Brown Street

(South side of Brown Street, 100'± East of Espejo Street)

Use Variance to allow an upholstery repair shop in a 680 square foot, detached, structure in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of a B-3, Community Business district for an upholstery shop.

4. **#5249/5293**

(Case #ZON2005-00019)

Saint Peter Baptist Church

(Southeast corner of New Jersey Street and South Bayou Street)

Sign Variance to allow an 8' x 5' illuminated double-sided off-site sign in an R-1, Single-Family Residential District; the Zoning Ordinance only allows off-site signs if the sign replaces an existing off-site sign.

5. **#5268/5294**

(Case #ZON2005-00025)

Robert S. Moore

4213 Halls Mill Road

(East side of Halls Mill Road, 410' ± North of Alden Drive)

Parking and Access/Maneuvering Surface Variances to allow aggregate parking and access/maneuvering areas in an B-3, Community Business District; parking and access/maneuvering areas must be asphalt, concrete or an approved alternative paving surfaces in B-3, Community Business Districts.