

**AGENDA  
MARCH 2, 2015  
BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman, William L. Guess

**II. ROLL CALL**

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

**III. EXTENSIONS:**

1. **#5908/5515/5434**  
(Case #ZON2014-01417)

**Al Chalmout**

**1248 Hillcrest Road**

(Northwest corner of Hillcrest Road and Grelot Road).

**Parking Ratio Variance to allow 31 parking spaces for a 3,761 square foot restaurant in a B-3, Community Business District; the Zoning Ordinance requires 38 parking spaces for a 3,761 square foot restaurant in a B-3, Community Business District.**

Council District 6

#### IV. **PUBLIC HEARINGS:**

2. **#5947**  
(Case #ZON2015-00029)  
**George Coburn**  
**4484 Rutgers Road**  
(North side of Rutgers Road, 450'± West of Tufts Road).  
**Use and Parking Surface Variances to allow a commercial tree service with equipment storage and aggregate parking surfaces in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of a I-1, Light Industry District for a commercial tree service and requires asphalt, concrete, or an approved alternative paving surface for parking areas in a I-1, Light Industry District.**  
Council District 4
3. **#5948**  
(Case #ZON2015-00108)  
**Rogers & Willard, Inc.**  
**451 & 455 St. Louis Street**  
(Southeast corner of St. Louis and North Lawrence Street and Southwest corner of St. Louis Street and North Franklin Street).  
**Site Variance to allow more than one curb cut per street frontage in the Downtown Development District; the Zoning Ordinance allows a maximum of one curb cut per street frontage in the Downtown Development District.**  
Council District 2
4. **#5949**  
(Case #ZON2015-00257)  
**Emili Hansan**  
**250 Woodlands Avenue**  
(Northeast corner of Woodlands Avenue and Springhill Avenue).  
**Setback Variance to allow a 6' concrete block wall on side street side yard property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires all 6' concrete block walls be setback 20' from the side street side yard in an R-1, Single-Family Residential District.**  
Council District 1
5. **#5950**  
(Case #ZON2015-00266)  
**Diversified Emergency Management Associates, LLC**  
**500 Bay Shore Avenue**  
(Northeast corner of Bay Shore Avenue and Josephine Street).  
**Parking Ratio, Surfacing, Residential Buffer and Access and Maneuvering Variances to allow no designated parking, dirt surfacing, an existing chain link fence to serve as residential buffer and a 9' drive aisle in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum of 3 (three) parking**

spaces for a 1,100 square foot office building, with asphalt, concrete, or an approved alternative paving surface for parking areas, a 6' privacy fence or evergreen hedge for adjacent residential properties and 24' wide two-way drive aisle in a B-2 Neighborhood Business District.

Council District 1

6. #5951/4463/2048

(Case #ZON2015-00278)

**Malaga Properties Inc. / Julie Beem**

**359 Church Street**

(Southeast corner of Church Street and South Franklin Street extending to the Southwest corner of Church Street and South Claiborne Street).

**Sign Variance to allow a non-conforming freestanding sign replacement, constructed of composite high density urethane in a Form Based Code T5.1 District; the Zoning Ordinance does not allow any freestanding sign made of composite materials in Form Based Code T5.1 Districts.**

Council District 2

7. #5952/5760/5674

(Case #ZON2015-00279)

**Gulf Coast Hubcaps & Wheels (Don Williams, Agent)**

**3257 Springhill Avenue**

(Southwest corner of Springhill Avenue and Durant Street).

**Landscape, Tree Plantings, Access and Maneuvering and Dumpster Enclosure Variances to allow an automotive repair service with 7 trees and 2% of frontage landscaping, 10' wide drive aisle, and a roll off dumpster for a 22,000 square foot lot in a B-3, Community Business District; the Zoning Ordinance requires 26 trees and 7.2% frontage landscaping, 12' drive aisles, and all dumpsters to be enclosed in a B-3, Community Business District**

Council District 1

8. #5953

(Case #ZON2015-00281)

**Jerry Arnold, (Don Williams, Agent)**

**103 North Warren Street**

(Northwest corner of North Warren and St. Michael Street).

**Bulk Site Variances to allow a wooden surface terrace to occupy 26% of the width of the building façade on the primary frontage on North Warren Street, a 12" high terrace for outdoor seating and allow a metal canopy in the Downtown Development District; the Zoning Ordinance requires a terrace to be 100% of the width of the building on the primary frontage except for where driveways are permitted and must be paved or landscaped, minimum of a 20" high terrace for outdoor seating and does not allow metal canopies in the Downtown Development District.**

Council District 2

9. #5954

(Case #ZON2015-00284)

**Howard Stallworth**

**2623 Pollard Lane**

(Southeast corner of Pollard Lane and Oliver Street).

**Side Street Yard Setback Variance to allow an addition within 2.3” of side street side yard property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 20’ side street side yard setback in an R-1, Single-Family Residential District.**

Council District 3

V. **OTHER BUSINESS**