

**AGENDA
MARCH 14, 2011
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. PUBLIC HEARINGS:

1. #5660

(Case #ZON2011-00265)

Gloria Sterling

1452 Fleetwood Drive East

(West side of Fleetwood Drive East, 250'± North of Morningside Drive).

Side Yard and Combined Side Yard Setback Variances to allow the construction of a rear addition 4.5' of a side property line with combined side yards of 16.5' in an R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' minimum side yard setback with combined side yards of 20' in an R-1, Single-Family Residential District.

2. #5661/5550/5345

(Case #ZON2011-00294)

Thompson Engineering

100 Dunlap Drive

(Southeast corner of Addsko Road and Dunlap Drive).

Sign Variance to allow two additional wall signs (471 square feet and 443 square feet) in an I-2, Heavy-Industry District; the Zoning Ordinance allows three signs with each allowed to be up to 30% of the usable wall area or 350 square feet, whichever is less, in an I-2, Heavy Industry District.

3. **#5531/5662**
(Case #ZON2011-00311)
Napoleon McCovery
208 North Lafayette Street
(Southeast corner of North Lafayette Street and St. Stephens Road).
Use, Off-Site Parking, Buffer Fencing, and Buffer Fence Height Variances to allow a 363 square feet addition and parking in an R-1, Single-Family Residential District, and off-site parking in a B-2, Neighborhood Business District, no buffer fencing facing across-street residential zoning, and to allow 4' high and 5' high buffer fence heights; the Zoning Ordinance does not allow parking in an R-1, Single-Family Residential District, requires all parking to be on-site in a B-2, Neighborhood Business District, requires a 3' high privacy fence along a parking lot street frontage facing across-street residential use, and requires a buffer fence to be 6' high along adjacent residentially used properties.

4. **#5663**
(Case #ZON2010-00318)
Kathryn M. Kearley
355 Government Street
(Southeast corner of Government Street and South Franklin Street).
Sign Variance to allow a 10' high freestanding sign at a single-tenant commercial site in an R-B, Residential-Business District and in a Historic District; the Zoning Ordinance allows a maximum height of 8' for a freestanding sign in an R-B, Residential-Business District and Historic District.

5. **#5664**
(Case #ZON2011-00323)
Lily Baptist Church
358 Kennedy Street
(Northwest corner of Basil Street and Harrison Street, extending to the East side of Kennedy Street, 90'± South of Lyons Street).
Front Yard Setback and Parking Ratio Variance to allow an addition 15' from the front property line to a 250-seat church with 39 on-site parking spaces in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum front yard setback of 25 feet and 63 on-site parking spaces in an R-2, Two-Family Residential District.

6. **#5665**

(Case #ZON2011-00324)

Robert F. Lee

2404 Staples Road

(North side of Staples Road, 561'± East of Alba Club Road).

Use, Maneuvering, Surfacing, and Frontage Tree Planting Variances to allow a cabinet shop, substandard drive aisles, some aggregate maneuvering area, and no frontage tree plantings in an R-1, Single-Family Residential District, the Zoning Ordinance requires a minimum of a B-3, Community Business District, minimum drive aisle width of 24 feet for two way traffic, all accessways and parking to be concrete or asphalt, and frontage tree planting of one overstory heritage tree per 30 linear feet of street frontage.

7. **#5666**

(Case #ZON2011-00227)

O'Charley's, Inc./Store No. 402

3649 Airport Boulevard

(Southeast corner of West I-65 Service Road South and Western America Drive).

Tree Planting Variance to allow 0 overstory and 12 understory trees for an existing commercial site in a B-3, Community Business District; the Zoning Ordinance requires a total of 25 overstory trees (18 frontage and 7 perimeter) and 13 understory trees (7 perimeter and 6 parking) for an existing commercial site in a B-3, Community Business District.

V. **OTHER BUSINESS**