

**AGENDA
APRIL 7, 2014
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

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

III. HOLDOVERS:

1. **#5879/4504/2211**
(Case #ZON2014-00216)

Damu Kunche

2306 & 2308 Airport Boulevard

(Northeast corner of Airport Boulevard and Morgan Street).

Front Yard Setback Variance to allow a 20' X 36' gas pump canopy 4.5' from the front property line in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum 25' front setback for all structures in a B-2, Neighborhood Business District.

Council District 1

2. **#5880**
(Case #ZON2014-00233)
Victor Sign Co.
3811 Airport Boulevard
(South side of Airport Boulevard, 225'± West of Downtowner Boulevard).
Sign Variance to allow a third wall sign for a single tenant commercial site with two (2) wall signs and a freestanding sign, for a total of four (4) signs in a B-2, Neighborhood Business District, the Zoning Ordinance allows a total of three (3) signs at a single tenant site in a B-2, Neighborhood Business District.
Council District 5

IV. PUBLIC HEARINGS:

3. **#5882**
(Case #ZON2014-00450)
Cowart Hospitality Services, LLC
12 North Joachim Street
(East side of North Joachim Street, 130'± North of Dauphin Street, extending to the Southwest corner of North Conception Street and St. Francis Street)
Access and Maneuvering Variances to allow the access and maneuvering area for a dumpster to be within the public right-of-way and not on-site in a B-4, General Business District; the Zoning Ordinance requires the access and maneuvering for dumpsters to be on-site in a B-4, General Business District.
Council District 2
4. **#5883**
(Case #ZON2014-00453)
Thomas G. & Susan W. Thomas
1744 Hunter Avenue
(Northeast corner of Hunter Avenue and Hannon Avenue)
Side Street Yard Setback Variance to allow the construction of a 6' high privacy fence setback 2' from the side street property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 20' side street yard setback for a 6' high privacy fence in an R-1, Single-Family Residential District.
Council District 2

5. #5884
(ZON2014-00456)
Michael Crowley (McDonald's USA, LLC)
2 Springdale Boulevard
(Southwest corner of Dauphin Street and Springdale Boulevard)
Sign Variance to allow three nonconforming freestanding signs to remain and two menu board signs to be installed at an existing restaurant in a B-3, Community Business District; the Zoning Ordinance allows one freestanding sign and does not allow the expansion of nonconforming signage in a B-3, Community Business District.
Council District 5

6. #5885
(ZON2014-00473)
Clyde Covington
1361 Forest Cove Drive
(West side of Forest Cove Drive, at the West terminus of St. Charles Court)
Side and Rear Yard Setback Variances to allow the construction of a 10' by 12' utility shed setback 2' from the side and rear property lines in an R-1, Single-Family Residential District; the Zoning Ordinance requires 8' side and rear yard setbacks in an R-1, Single-Family Residential District.
Council District 7

7. #5886
(ZON2014-00506)
LL&T Properties, LLC
8010 Airport Boulevard
(North side of Airport Boulevard, 150'± West of the North terminus of Dawes Road)
Sign Variance to allow two freestanding signs at a multi-tenant commercial site with less than 600 linear feet of street frontage in a B-3, Community Business District; the Zoning Ordinance allows only one freestanding sign at a multi-tenant commercial site with less than 600 linear feet of street frontage in a B-3, Community Business District.
Council District 7

8. #5887
(ZON2014-00512)
David Hooper (M. Don Williams, Agent)
1283 Azalea Road
(East side of Azalea Road, 850'± South of Government Boulevard)
Surface Variance to allow a gravel parking area to be used for service truck storage in a B-2, Neighborhood Business District; the Zoning Ordinance requires a service truck storage area to be paved in asphalt, concrete or an approved alternative paving surface in a B-2, Neighborhood Business District.
Council District 4

9. #5888
(ZON2014-00513)
Kenneth Ohanlon
50 Mohawk Street
(Southwest corner of Mohawk Street and Homewood Street)
Use Variance to allow a duplex (R-2, Two-Family Residential) use in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow R-2 use in an R-1, Single-Family Residential District.
Council District 1
10. #5889
(ZON2014-00514)
Steven Damrich (M. Don Williams, Agent)
154 Texas Street
(North side of Texas Street, 100'± East of South Conception Street)
Site Variance to allow a continuous 52' wide property and alley curb cut; a 10' wide single lane driveway access to a rear storage yard; nose-in/back-out parking spaces with access and maneuvering within the public right-of-way; and no landscaping or tree planting compliance in an I-1, Light Industry District; the Zoning Ordinance requires site entrances and exits located so as to minimize traffic congestion; rear yard access drives to be two-way, 24' wide; all parking access and maneuvering to be on-site; and full compliance with the landscaping and tree planting requirements in an I-1, Light Industry District.
Council District 2
11. #5890/5740/5721
(ZON2014-00515)
Patricia D. Jackson
2667 Government Boulevard
(East side of Government Boulevard, 335'± South of Kreitner Street)
Use and Parking Ratio Variances to amend a previously approved variance to allow automotive sales with 2 employee parking spaces for a 1,588 square-foot office building on a lot split-zoned between B-2, Neighborhood Business District, and R-1, Single-Family Residential District; the Zoning Ordinance does not allow automotive sales in either B-2, Neighborhood Business Districts, or R-1, Single-Family Residential Districts, and 6 employee parking spaces are required for a 1,588 square-foot office building.
Council District 5

12. #5891

(ZON2014-00523)

Robert Whigham (M. Don Williams, Agent)

51 Oakland Avenue

(Southwest corner of Oakland Avenue and Marston Lane)

Side Street Yard Setback Variance to allow an 8' high wall setback 1' from the side street property line, and 8' high wooden gates within the side street yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 20' side street yard setback for walls and gates over 3' high in an R-1, Single-Family Residential District.

Council District 7

V. **OTHER BUSINESS**

