

AGENDA
June 6, 2011
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman William Guess

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. #5670

(Case #ZON2011-00664)

Mr. Rooter Plumbing

2409 Wolf Ridge Road

(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).

Use, Setback, Parking, Maneuvering, Access, Surfacing, Buffer, Fence Height, and Multiple Buildings Variances to allow a Plumbing Contractor with multiple buildings on a single building site without Planned Unit Development approval, a building within 20 feet of the front property line, substandard accessways and maneuvering area, no designated parking, dirt and aggregate surfacing, no appropriate buffers, and a 6-foot high privacy fence within the front building setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires all buildings to be set back at least 25 feet from the front property line, only one building on a single building site unless approval of a Planned Unit Development has been obtained, all two-way accessways and maneuvering areas to be at least 24 feet in width, 8 parking spaces for 2,250 square feet of office/work space, all accessways, maneuvering area, and parking to be paved with concrete or asphalt, appropriate buffers between commercial and residential properties, for privacy fences to be no higher than 3 feet within the front yard setback, a minimum of a B-3, Community Business District zoning.

2. #5674

(Case #ZON2011-00955)

Gulf Coast Hub Caps & Wheels

3257 Spring Hill Avenue

(Southwest corner of Spring Hill Avenue and Durant Street)

Side Street Setback and Site Coverage Variances to allow a building expansion within 4.5' of a side street property line and 54% site coverage in a B-3, Community Business District; the Zoning Ordinance requires a 20' side street building setback and allows 50% maximum site coverage in a B-3, Community Business District.

IV. PUBLIC HEARINGS:

3. **#5678/5606/2239**

(Case #ZON2011-01181)

Jada and Willie McElroy

1350 Arlington Street

(Northwest corner of Arlington Street and Olive Street)

Use, Parking Ratio, Access & Maneuvering, Off-Site Parking, Tree Planting, and Landscaping Variances to allow a convenience store and beauty salon, with seven (7) on-site parking spaces, inadequate access and maneuvering area, parking in the right-of-way, and no tree plantings or landscaping area in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum B-2, Neighborhood Business District zoning, one (1) space per 300 square feet of floor area, 24-foot two-way access and driveways, all parking to be on site and out of the right-of-way, and tree plantings and landscaping.

4. **#5679**

(Case #ZON2011-01182)

Robert Hampton Mostellar

301 Durham Drive East

(Southeast corner of Durham Drive East and Airport Boulevard).

Wall Height Variance to allow a wall 6' to 8' in height within 8' of a side street side yard; the Zoning Ordinance requires any wall or fence built within a side street side yard to be 3' in height or less.

5. **#5680**

(Case #ZON2011-01186)

Steve Greene

914 Henckley Avenue

(West side of Henckley Avenue, 564' ± North of Chandler Street).

Combined Side Yard Setback Variance to allow a total combined side yard setback of 15.2' on a 50' wide lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires a total combined side yard setback of at least 16.7' on a 50' wide lot in an R-1, Single-Family Residential District.

6. **#5681**

(Case #ZON2011-01192)

Lori Blalack

164 Mohawk Street

(West side of Mohawk Street, 175' ± North of Clearmont Street)

Front and Side Yard Setback Variances to allow an addition within 22.8' of the front property line of an existing residence as well as an addition within 4.4' of a side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 25' front yard setback, and a minimum side yard setback of 7.1' on a lot that is 50' wide in an R-1, Single-Family Residential District.

7. #5682

(Case #ZON2011-01197)

Wrico Signs Inc.

(West side of North Sage Avenue, 473'± North of Dauphin Street)

Sign Variance to allow a double-faced, 1'-8" wide x 2'-5" high off-premise directional sign with a corporate logo in a B-2, Neighborhood Business District; the Zoning Ordinance requires all directional signs to be located on-premise and not contain any corporate logo in a B-2, Neighborhood Business District.

IV. OTHER BUSINESS