

**AGENDA  
JULY 2, 2012  
BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

**II. ROLL CALL**

	William Guess, Chairman
	Vernon Coleman, Vice-Chairman
	Sanford Davis
	Adam Metcalfe
	Jeremy B. Milling
	Russell Reilly
	J. Tyler Turner

**III. APPROVAL OF MINUTES:**

**IV EXTENSIONS:**

**1. #5677**

**(Case #ZON2011-00971)**

**Horace Jones**

3416 Beltline Park Drive North

(Northeast corner of Beltline Park Drive North and East I-65 Service Road North)

**Parking Surface Variance to allow a gravel parking area for heavy equipment sales and display in an I-1, Light Industry District; the Zoning Ordinance requires heavy equipment sales and display parking areas to be paved with asphalt, concrete, or an approved alternative paving surface in an I-1, Light Industry District.**

2. **#5699 / 5325**  
(Case #ZON2011-01701)  
**The Wooden Boat Ministry**  
360 Rapier Avenue  
(Northwest corner of Rapier Avenue and Texas Street)  
**Use, Parking Ratio, Landscaping and Tree Planting Variances to allow an existing 3,255 square foot building to be used as a non-profit boat building operation with no on-site parking and no landscaping and tree plantings in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum I-1, Light Industry District for a boat building operation, eleven on-site parking spaces, that 12% of the site be landscaped with 60% landscaping within the front of the building line, and the planting of five overstory and two understory trees.**

V. **HOLDOVERS:**

3. **#5750**  
(Case #ZON2012-01184)  
**Big Dawg Services**  
**5590 Todd Acres Drive**  
(South side of Todd Acres Drive, 1,466' ± West of Commerce Boulevard West)  
**Use, Surfacing, and Tree Planting Variances to allow a contractor's storage yard in a B-5 Office-Distribution District, with aggregate surfacing, and reduced frontage tree requirements; the Zoning Ordinance requires an I-1, Light Industry District for a contractor's storage yard, all surfacing to be asphalt or concrete, and 14 frontage trees to be planted.**
4. **#5754**  
(Case #ZON2012-01273)  
**Ray Jones**  
**601 South Craft Highway**  
(Northwest corner of South Craft Highway and Osage Street)  
**Use Variance to allow the operation of a convenience store, carwash, and food service trailer in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District.**

## **VI. PUBLIC HEARINGS:**

5. **#5759**

(Case #ZON2012-01364)

**Randall Lanier Wood**

**4812 Pine Court**

(North side of Pine Court, 120'± East of Ridgelawn Drive West)

**Side Yard Setback Variance to allow the construction of an carport within 2.6 feet of the side property line in a R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum side yard setback of 8 feet (with the sum of both side yards totaling 20 feet) in an R-1, Single-Family Residential District.**

6. **#5760/5674**

(Case #ZON2012-01375)

**Gulf Coast Hub Caps & Wheels, Inc.**

**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.**

7. **#5761**

(Case #ZON2012-01464)

**Mr. & Mrs. E. Lockett Robinson, II**

**65 North Monterey Street**

(West side of Monterey Street, 175'± South of Old Shell Road).

**Side and Rear Yard Setback Variances to allow the construction of a carport with storage to be located 1.8'± off side property line and across the rear property line into a public alley in a R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' minimum side and rear yard setback with combined side yards of 20' in an R-1, Single-Family Residential District; properties within a historic district may utilize the Historic District Overlay provision to reduce setbacks from property lines to match properties within 150 feet of the site on the same side of the street.**

8. **#5762**

(Case #ZON2012-01527)

**The Creel Company**

**3804 Norwood Lane**

(North side of Norwood Lane, 70'± West of Stimpson Lane [not open] extending to the South side of Isabella Lane [not open] 100'± West of Stimpson Lane [not open])

**Surfacing, Tree Planting and Screening Variances to allow a contractor's storage yard in an I-1, Light-Industry District, (rezoning pending) with a partially open vegetative buffer, aggregate parking surface and no tree planting; the Zoning Ordinance requires the storage area to be completely enclosed with an 8' high wall or privacy fence, the equipment parking area to be paved in asphalt, concrete, or an approved alternative paving surface, and full compliance with tree plantings.**

9. **#5763**

(Case #ZON2012-01541)

**Waterfront Rescue Mission**

**279 Washington Avenue**

(Southwest corner of North Washington Avenue and Congress Street)

**Parking Ratio Variance to allow 38 parking spaces to serve an emergency shelter facility with 100 beds, a 3,967 square foot medical clinic, a 1,468 square foot dining area, and 6072 square feet of office space; the Zoning Ordinance requires 48 parking spaces be provided for these uses within the Hank Aaron Loop.**

V. **OTHER BUSINESS**