

**AGENDA
OCTOBER 5, 2015
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
	John Burroughs

III EXTENSIONS:

1. #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

2. **#5952/5760/5674**
(Case #ZON2015-00279)
Gulf Coast Hubcaps & Wheels (Don Williams, Agent)
3257 Spring Hill 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

IV. PUBLIC HEARINGS:

3. **#6000**
(Case #ZON2015-02042)
Fisher Properties, LLC
5600 U. S. Highway 90 West
(West side of U.S. Highway 90 West, 415'± South of Sermon Road South).
Surfacing and Tree Planting Variances to allow gravel parking and no frontage tree plantings in a B-3, Community Business District; the Zoning Ordinance requires parking surfaces be paved with asphalt, concrete, or an approved alternative paving surface and one frontage tree per every 30' of linear frontage in a B-3, Community Business District.
Council District 4
4. **#6001**
(Case #ZON2015-02046)
Victor Sign Company / Orin Robinson
7765 Airport Boulevard
(Southeast corner of Airport Boulevard and Schillinger Road South, extending to the North side of Thomas Road).
Sign Variance to allow a total of 504 square feet of wall signage in a B-3, Community Business District; the Zoning Ordinance allows a maximum of 350 square feet of wall signage for a business in a B-3, Community Business District.
Council District 6

5. **#6002**
(Case #ZON2015-02099)
David & Tiffany England
1608 Hidden Court
(West side of Hidden Court, 235'± North of Sugar Creek Drive South).
Side & Rear Yard Setback Variances to allow a structure within 6.7 feet from side property line and within 6.8' of rear property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8' setback for all structures from side and rear property lines in an R-1, Single-Family Residential District.
Council District 6

6. **#6003/5611/5475**
(Case #ZON2015-02140)
Amity Missionary Baptist Church
2451 St. Stephens Road
(South side of St. Stephens Road, extending from Strange Avenue to Como Street and Southwest corner of St. Stephens Road and Como Street).
Parking Ratio and Rear Yard Setback Variances to allow 35 on-site parking spaces for a 255-seat church and mechanical equipment placed within 10' of a residential neighborhood in a R-1, Single-Family Residential District; the Zoning Ordinance requires 64 parking spaces for a 255-seat church and structures over 3' tall be at least 10' of residential neighborhood in a R-1, Single-Family Residential District.
Council District 1

7. **#6004**
(Case #ZON2015-02160)
Retif Oil & Fuel
6955 Cary Hamilton Road
(East side of Cary Hamilton Road, 105'± North of Washington Boulevard extending to the North terminus of Burroughs Lane).
Use and Surfacing Variances to allow aggregate surfacing in a truck maneuvering area for a petroleum distribution facility in an I-1, Light-Industry District; the Zoning Ordinance requires surfaces be paved with asphalt, concrete, or an approved alternative paving surface in all truck maneuvering areas and requires a minimum of a I-2, Heavy Industry District for a petroleum distribution facility.
Council District 4

8. **#6005**

(Case #ZON2015-02162)

Wrico Signs, Inc. for Volunteers of America

1204 Hillcrest Road

(West side of Hillcrest Road, at the West terminus of Omni Park Drive).

Sign Variance to allow a digital sign for a church less than 300'± from other residentially zoned property in an R-3, Multiple-Family District; the Zoning Ordinance does not allow digital signs in an R-3, Multiple-Family District and requires a minimum of 300' from other residentially zoned property.

Council District 6

9. **#6006/5953**

(Case #ZON2015-02164)

Jerry Arnold (Don Williams, Agent)

103 North Warren Street

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

Site Variance to allow a 1092 square foot courtyard with a metal canopy supported by columns, a 3' high fence, and less than 20% transparency for frontage walls in a SD-WH Sub-district; the Zoning Ordinance allows courtyards no larger than 600 square feet with metal canopies supported from the building, no fences, and a minimum of 20% transparency walls for a pedestrian forecourt frontage in a SD-WH Sub-district.

Council District 2

V. **OTHER BUSINESS**