

**AGENDA
DECEMBER 3, 2012
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER

Chairman William Guess

II. ROLL CALL

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

III. HOLDOVERS

1. **#5788/5587/5410**
(Case #ZON2012-02236)

Jerry Pettaway

1250 Arlington Street

(Northwest corner of Arlington Street and Bascomb Street).

Use, Setback, Parking Ratio, Maneuvering, and Tree Planting and Landscaping Area Variances to amend a previously approved Use, Maneuvering, Tree Planting and Landscaping Area Variance to allow a tire store with a 4' rear setback off residentially zoned property, 7 parking spaces with 20' maneuvering area, and no tree plantings or landscaping in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of B-2, Neighborhood Business District, for a tire store, with a 10' rear setback off residentially zoned property, with 12 parking spaces having a 24' maneuvering area, 12% of the site being landscaped with 60% of that along street frontages, six frontage trees, eight perimeter trees, and one parking area tree.

Council District 3

2. **#5789/4880/4373**
(Case #ZON2012-02466)
Victor Sign Company (Orin Robinson, Agent)
3025 Government Boulevard
(Southeast corner of Government Boulevard and McVay Drive North).
Sign Variance to amend a previously approved Sign Variance to allow three freestanding signs on a single-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance allows only one freestanding sign on a single-tenant commercial site in a B-3, Community Business District.
Council District 4

IV. EXTENSIONS

3. **#5744**
(Case #ZON2012-00752)
Anthony Denson
704 South Broad Street
(West side of South Broad Street, 155'± North of Virginia Street).
Use, Parking Ratio, and Multiple Building Variances to allow an 800 square foot take-out restaurant with an existing detached storage building with two parking spaces in an R-3, Multiple-Family Residential District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District for restaurant, Planned Unit Development approval for multiple buildings on a single building site, and four parking spaces.
Council District 2

V. PUBLIC HEARINGS

4. **#5795/5430/4765/4557/4493/4402**
(Case #ZON2012-02663)
Florida Certified Sign Erectors
63 South Royal Street
(East side of South Royal Street at the East terminus of Conti Street).
Sign Variance to allow a third wall sign (86.25 square feet) for one tenant (business) on a multi-tenant site; the Zoning Ordinance allows only one wall sign per business on a multi-tenant site.
Council District 2

5. **#5796/5774/4459/4458/4453**
(Case #ZON2012-02683)
Rainbow Sign Company (Craig Inabinett, Agent)
1550 Government Street
(Northwest corner of Government Street and South Catherine Street).
Appeal of the Architectural Review Board's denial to allow an additional 108.8 square feet of signage for a total of 277.8 square feet of signage for a tenant at a multi-tenant commercial site in a Historic District, a Sign Variance for which was approved by the Board of Zoning Adjustment.
Council District 2

6. **#5797/5726**
(Case #ZON2012-02766)
New Hope Baptist Church
1270 & 1272 Pecan Street, 608 Live Oak Street, 1261 & 1263 Persimmon Street
(Northeast corner of Pecan Street and Live Oak Street extending to the Southeast corner of Pecan Street and Persimmon Street).
Tree Planting Variance to reduce the number of Frontage Heritage Trees required for a church in an R-2, Two-Family Residential District; the Zoning Ordinance requires a minimum of one frontage heritage tree per 30 linear feet of street frontage for a church in an R-2, Two-Family Residential District.
Council District 2

7. **#5798**
(Case #ZON2012-02787)
Publix Super Markets (Steve Ladas, Agent)
4628 Airport Boulevard
(Northeast corner of Airport Boulevard and University Boulevard).
Sign Variance to allow two freestanding signs on a single-tenant commercial site in a B-2, Neighborhood Business District; the Zoning Ordinance allows only one freestanding sign on a single-tenant commercial site in a B-2, Neighborhood Business District.
Council District 5

8. **#5799/5572**
(Case #ZON2012-02825)
Jeff Quinnelly
East side of North McGregor Avenue, 170' South of Springhill Avenue
Vehicular Access Variance to allow the construction of a 16' wide drive in a Traditional Center District; the Zoning Ordinance requires a minimum access width of 24' for developments invoking the Traditional Center District overlay.
Council District 7

9. **#5800**
(Case #ZON2012-02829)
Hughes Plumbing and Utility Contractors
400 Bay Bridge Road
(Northwest corner of Bay Bridge Road and Paper Mill Road, extending to Paper Mill Road Extension).
Use Variance to allow a contractor's storage yard in an R-2, Two-Family Residential District and B-2, Neighborhood Business District with a 6' high chain link fence; the Zoning Ordinance requires a minimum of an I-1, Light Industrial District for a contractor's storage yard and is required to be enclosed by a solid wall or fence at least 8' high.
Council District 2
10. **#5801/4657**
(Case #ZON2012-02835)
Forklift Hunter, LLC
216 East I-65 Service Road North
(East side of East I-65 Service Road North, 610'± North of Old Shell Road).
Surface Variance to allow aggregate surfacing for an equipment storage yard in a B-3, Community Business District; the Zoning Ordinance requires an equipment storage yard to be paved with concrete, asphaltic concrete, asphalt, or an approved alternative paving surface in a B-3, Community Business District.
Council District 1
11. **#5802/5717/5613**
(Case #ZON2012-02836)
Board of Water and Sewer Commissioners
(East side of Shelton Beach Road Extension, 820'± North of Moffett Road).
Use and Surfacing Variances to allow a contractor's storage yard and gravel surfacing in a B-3, Community Business District; the Zoning Ordinance requires a minimum of I-1, Light Industry District for a contractor's storage yard and requires all parking areas to be surfaced in asphalt, concrete, or an approved alternative paving surface.
Council District 1
12. **#5803**
(Case #ZON2012-02839)
Slaughter Construction
4063 Halls Mill Rd
(South side of Halls Mill Road, 200'± East of Azalea Road).
Surface Variance to allow aggregate surfacing for an equipment storage yard in an I-1, Light Industrial District; the Zoning Ordinance requires an equipment storage yard to be paved with concrete, asphaltic concrete, asphalt, or an approved alternative paving surface in an I-1, Light Industrial District.
Council District 4

13. #5804

(Case #ZON2012-02840)

Rangeline Business Park, LLC

3816 Abigail Drive

(North side of Abigail Drive, 750' East of Rangeline Service Road)

Access, Maneuvering, Surfacing, and Buffer Variances to allow a 16' wide entrance drive and 12' wide gate clearance, a 22' wide maneuvering area, and a 6' high fence around an aggregate-surface lay down yard in an I-1, Light Industry District; the Zoning Ordinance requires a minimum 24' wide entrance drive and gate clearance, a 24' wide maneuvering area, and requires an 8' high privacy fence or wall around lay down yard to be surfaced with asphalt, concrete or an approved alternative paving surface in an I-1, Light Industry District.

Council District 4

14. #5805

(Case #ZON2012-02841)

BAPS Properties (Greg Marshall, Agent)

(North side of Dauphin Island Parkway, 900'± West of Cedar Point Road).

Surface Variance to allow aggregate surfacing for a lay down yard in a B-3, Community Business District; the Zoning Ordinance requires a lay down yard to be paved with concrete, asphaltic concrete, asphalt, or an approved alternative paving surface in a B-3, Community Business District.

Council District 3

VI. OTHER BUSINESS