

AGENDA
SEPTEMBER 8, 2008
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
Chairman Reid Cummings

II. HOLDOVERS

1. **#5479/3588**
(Case #ZON2008-01535)
Howard C. Melech
2704 Old Shell Road
(Northwest corner of Old Shell Road and North Mobile Street).
Use, Parking Surface, Parking Ratio, and Tree and Landscaping Variances to amend a previously approved Use Variance to allow the expansion of a boat repair shop with aggregate vehicle parking and boat storage areas, undesignated parking area, and no proposed tree plantings and landscaping areas in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum B-3, Community Business District with Planning Approval for boat repair, with concrete, asphalt, or an approved alternative paving surface for vehicle parking and boat storage, an appropriate number of designated parking spaces, street frontage landscaping and frontage and perimeter tree plantings in a B-2, Neighborhood Business District.

III. PUBLIC HEARINGS:

2. **#5493**
(Case #ZON2008-02081)
Warren Carmichael
256 South Cedar Street
West side of South Cedar Street, 90'± South of Eslava Street.
Rear Yard Setback Variance to allow the construction of a greenhouse addition to a single-family dwelling within 3.5' of a rear property line in an R-1, Single-Family Residential District with R-B, Residential-Business District setbacks applicable; the Zoning Ordinance requires a 5' rear yard setback for all structures in an R-1, Single-Family Residential District with R-B, Residential Business District setbacks applicable.

3. # 5494

(Case #ZON2008-02086)

Bobby & Julie Threlkeld

4705 Sherry Court

South side of Sherry Court at its West terminus.

Side Yard Setback Variance to allow the construction of an 18' x 18' gazebo within 3.1' of a side yard property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' side yard setback for all structures in an R-1, Single-Family Residential District.

4. # 5495

(Case #ZON2008-02088)

Robert Wilbanks

121 Myrtlewood Lane

West side of Myrtlewood Lane, 160'± North of Stein Avenue.

Side Yard Setback and Combined Side Yards Variances to allow the construction of a 23' x 39' garage addition within 10' of a side yard with 18' combined side yards in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 12' side yard setback with combined side yards of 20' in an R-1, Single-Family Residential District.

IV. **OTHER BUSINESS**