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