

AGENDA
NOVEMBER 3, 2008
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

December 3, 2007 meeting.

III. PUBLIC HEARINGS:

1. # 5501

(Case #ZON2008-02481)

Mike Schambeau

3806 Moffett Road

North side of Moffett Road, 240'± West of Stimpson Lane.

Use, Access/Maneuvering, Parking, and Landscaping/Tree Planting Variances to allow an automotive repair shop in a B-2, Neighborhood Business District, with no direct vehicular public street access, no designated maneuvering and parking areas, and no landscaping and tree plantings; the Ordinance requires a B-3, Community Business District for an automotive repair shop, direct vehicular access to a public street, designated maneuvering and parking areas, 12% total site landscaping with 60% of the total as frontage landscaping, four frontage trees, fourteen perimeter trees, and one parking tree.

2. # 5502/5471/5422

(Case #ZON2008-02494)

Value Place Mobile, LLC

1350 West I-65 Service Road South

West side of West I-65 Service Road South, 500'± South of Key Street.

Front Landscaping Variance to allow 6,380 square feet of frontage landscaping (45.25% of 12% total site area) for a 117,500 square-foot site in a B-3, Community Business District; the Ordinance requires 8,460 square feet of frontage landscaping (60% of 12% total site area) for a 117,500 square-foot site in a B-3, Community Business District.

3. # 5503
(Case #ZON2008-02521)
Cottage Hill Tenn, LLC (Charles S. Christmas, Agent)
3920 Cottage Hill Road
North side of Cottage Hill Road, 240'± East of Azalea Road.
Sign Variance to allow an illuminated, double-faced, 16' x 30' off-premise directional sign with a corporate logo in a B-2, Neighborhood Business District; the Ordinance requires all directional signs to be located on-premise and not contain any corporate logo in a B-2, Neighborhood Business District.

4. # 5504/5455/4686/4646
(Case #ZON2008-02522)
James McAleer
3305 Spring Hill Avenue
East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street.
Parking Ratio Variance to allow 32 parking spaces for an 18,084 square-foot retail showroom and 6-employee warehouse; the Ordinance requires one parking space per 300 square feet for an 18.084 square-foot showroom (61 parking spaces) and one parking space per three warehouse employees (2 parking spaces), for a total of 63 required parking spaces.

5. # 5505/5491
(Case #ZON2008-02528)
Jonathan H. & Kristen W. Rudolph
206 Ridgewood Place
East side of Ridgewood Place, 210'+ North of The Cedars.
Side Yard Setback and Combined Side Yards Variances to allow an addition to an existing single-family dwelling to within 5.6' of a side property line with a combined side yard setback of 15.6' in an R-1, Single-Family Residential District; the Ordinance requires a minimum 8' side yard setback with a combined side yard setback of 20' in an R-1, Single-Family Residential District.

6. # 5506/4711/4661
(Case #ZON2008-02538)
Team Focus
6110 Grelot Road
Northwest corner of Grelot Road and Macarthur Place Court.
Use Variance to amend a previously approved Use Variance to allow a youth outreach community center in an R-1, Single-Family Residential District: the Ordinance requires Planning Approval for a youth outreach community center in an R-1, Single-Family Residential District.

7. # 5507/5328
(Case #ZON2008-02540)
City Management Company, LLC
805 Church Street
South side of Church Street, 50'± East of South Jefferson Street.
Administrative Appeal of a staff determination that the legal nonconforming office/warehousing use (a B-3, Community Business use) has expired for a former commercial site in an R-1, Single-Family Residential District.

8. #5508/5328
(Case #ZON2008-02541)
City Management Company, LLC
805 Church Street
South side of Church Street, 50'± East of South Jefferson Street.
Use, Access, Maneuvering, Parking, Landscaping/Tree Planting, and Buffer Variances to amend a previously approved Use Variance to allow office/light warehousing use with undesignated access, maneuvering, and parking, no landscaping or tree plantings, and no residential buffering in an R-1, Single-Family Residential District; the Ordinance requires a B-3, Community Business District for office/light warehousing use, with designated access, maneuvering and parking, appropriate site landscaping and tree plantings, and buffering along adjacent residential properties.

9. # 5509
(Case #ZON2008-02545)
Thomas F. Karwinski, AIA
260 North Jackson Street
East side of North Jackson Street, 45'± South of Congress Street.
Access and Frontage Landscaping Variances to allow a 12' wide two-way driveway and provide 802 square feet of frontage landscaping (49.5% of the 12% total site landscaping) in an R-B, Residential-Business District; the Ordinance requires a 24' wide two-way driveway and 972 square feet of frontage landscaping (60% of the 12% total site landscaping) in an R-B, Residential-Business District.

10. # 5510/1193

(Case #ZON2008-02551)

1601 Dauphin Building Partnership LLP (Gregory Breedlove, Agent)

550 Lesesne Street

Southwest corner of Lesesne Street and Duncan Street.

Use, Parking, Landscaping/Tree Planting Variances to amend a previous Use Variance to allow light warehousing storage for law office purposes with no on-site parking, and no landscaping and tree plantings in an R-1, Single-Family Residential District; the Ordinance requires a B-3, Community Business District for light warehousing, all parking to be on-site, 12% total site landscaping with 60% of the 12% to be frontage landscaping with 19 frontage trees in a B-3, Community Business District.

IV. OTHER BUSINESS

