

**AGENDA
DECEMBER 1, 2008
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS

1. # 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.

IV. PUBLIC HEARINGS:

2. #5511

(Case #ZON2008-02575)

Marc Scott Whitehead

4913 Carmel Drive North

South side of Carmel Drive North, 225'± West of Pine Court.

Side Yard and Rear Yard Setback Variances to allow the construction of a carport within 3.25' of a side property line and 7.5' of a rear property line in an R-1, Single-Family Residential District; the Ordinance requires an 8' side yard setback and an 8' rear yard setback in an R-1, Single-Family Residential District.

3. **#5512**
(Case #ZON2008-02723)
Tommy Praytor
4742 Airport Boulevard
North side of Airport Boulevard, 425'± East of Bit and Spur Road.
Use, Access, Landscaping and Tree Planting Variances to allow a specialty gift shop in a B-1, Buffer Business District with 10' wide one-way access drives, no on-site landscaping, and no on-site tree plantings; the Ordinance requires B-2, Neighborhood Business District, for a specialty gift shop with 12' minimum one-way access drives, 12% on-site landscaping with 60% of the 12% to be within the front 25', and two frontage and six perimeter over-story tree plantings.

4. **#5513/4981**
(Case #ZON2008-02741)
James L. Williams, Jr.
2058 Old Government Street
Northeast corner of Old Government Street and Glenwood Street.
Side Yard Setback Variance to allow the construction of a master bedroom and porch addition to a single-family residential dwelling within 10' of a side street property line on a 53.8' wide lot in an R-1, Single-Family Residential District; the Ordinance requires a 16.1' side street yard setback for a 53.8' wide lot in an R-1, Single-Family Residential District.

5. **#5514/5448**
(Case #ZON2008-02743)
Manticore Properties, Inc.
109 Bradford Avenue
East side of Bradford Avenue, 300'± North of Government Street.
Use, Access, Parking/Maneuvering, and Landscaping /Tree Planting Variances to allow a four-unit apartment house with a 7' wide drive, undesignated parking/maneuvering area, and no landscaping or tree plantings in an R-1, Single-Family Residential District; Multi-Family dwellings are not allowed in an R-1, Single-Family Residential District, a 24' wide drive and a designated parking/maneuvering area is required, and three frontage trees and frontage landscaping are required for R-3 use.

6. **#5515/5434**
(Case #ZON2008-02746)
Halstead LLC
1234 and 1248 Hillcrest Road
Northwest corner of Hillcrest Road and Grelot Road.
Site Variance to allow the vehicle stacking area to be in the drive aisle for a pharmacy drive-thru window in a B-3, Community Business District; the Ordinance requires three queuing spaces for a drive-thru window stacking area to be out of a drive aisle in a B-3, Community Business District.

V. OTHER BUSINESS

