

AGENDA
March 6, 2017 - 2:00 PM
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman William L. Guess

II. ROLL CALL

	William L. Guess, Chairman
	Sanford Davis, Vice-Chairman
	Vernon Coleman
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	John Burroughs

III. EXTENSIONS:

1. **#6050**
(Case #ZON2016-01423)
Spanish Villa Condominium Owners Association
4009 Old Shell Road

(Southwest corner of Old Shell Road and College Lane).

Front Yard and Side Street Side Yard Setback Variances to allow masonry sign columns 7.3' high and masonry iron fence columns 7' high setback 2 inches from the front and side street property lines at a residential condominium complex in an R-3, Multi-Family Residential District; the Zoning Ordinance requires any structure 3' or higher to meet a 25' front yard setback and a 20' side street yard setback in an R-3, Multi-Family Residential District.

Council District 7

III. PUBLIC HEARINGS:

2. [#6088](#)
(Case #ZON2017-00183)
Bonnie Fuchs & James Christopher Fuchs
309 Long Court
(West side of Long Court, 88'± South of its North Terminus).
Fence Height Variance to allow an existing 8'-6" high privacy fence along a residential property line to remain intact in an R-1, Single-Family Residential District; the Zoning Ordinance limits privacy fences to an 8'-0" maximum height along property lines in an R-1, Single-Family Residential District.
Council District 7

3. [#6089](#)
(Case #ZON2017-00226)
Dolores Guess
1770 West I-65 Service Road South
(West side of West I-65 Service Road South, 900'± North of Government Boulevard).
Access Variance to allow a 12'-wide two-way access drive to a proposed parking lot in a B-3, Community Business District; the Zoning Ordinance requires a 24'-wide access drive for two-way traffic in a B-3, Community Business District.
Council District 4

4. [#6090/4720](#)
(Case #ZON2017-00247)
Autonation Ford (Tod Dalton, Agent)
901 East I-65 Service Road South
(East side of East I-65 Service Road South, 900'± South of Airport Boulevard).
Sign Variance to amend the conditions of approval of a previously-approved Sign Variance to allow landscaping and tree planting requirements to be coordinated with the Planning staff for an automobile dealership in a B-3, Community Business District; the Zoning Ordinance requires full compliance with the landscaping and tree planting requirements for businesses in a B-3, Community Business District.
Council District 5

5. [#6091](#)
(Case #ZON2017-00263)
Southern Light, LLC
202 Government Street
(North side of Government Street, 80'± West of South Conception Street).
Use Variance to allow the permanent installation of two cellular communications antennae atop the second floor awning of a commercial building in a T5.2 District within the Downtown Development District; the Zoning Ordinance does not allow cellular communications installations within the Downtown Development District.
Council District 2

6. [#6092](#)
(Case #ZON2017-00280)
Wrico Signs, Inc.
5601 Moffett Road
(Northwest corner of Moffett Road and Howells Ferry Road).
Sign Variance to allow two freestanding signs with digital pricing signs within 300' of residentially zoned property, and seven wall signs, on a single-tenant commercial site in a B-2, Neighborhood Business District; the Zoning Ordinance allows one freestanding sign and two wall signs on a single-tenant commercial site, and does not allow digital pricing signs within 300' of residentially zoned property in a B-2, Neighborhood Business District.
Council District 7

7. [#6093](#)
(Case #ZON2017-00296)
Temple Lodge, LLC
West side of North Warren Street, extending from St Francis Street to St Michael Street.
Site Variance to allow five curb cuts along one street frontage for a proposed covered parking facility for six on-site townhouses and ten off-site rental lofts in a T5.1 District within the Downtown Development District; the Zoning Ordinance allows one curb cut per street frontage in a T5.1 District within the Downtown Development District.
Council District 2

8. [#6094](#)
(Case #ZON2017-00260)
Pan American Engineers, LLC
5383 US Highway 90 West
(East side of US Highway 90 West, 28'± North of Halls Mill Road).
Sign Variance to allow five wall signs and a freestanding sign exceeding 200 square feet per face for a single-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance allows two wall signs and a freestanding sign not exceeding 200 square feet per face for a single-tenant commercial site in a B-3, Community Business District.
Council District 4

9. [#6095](#)
(Case #ZON2017-00289)
Allen R. Bush
1625 Union Street
(West side of Union Street, 350'± South of Rochester Street, extending to the East side of James Street).
Use and Site Variances to allow a domiciliary care facility (assisted living facility) in an R-1, Single-Family Residential District, with off-site parking; the Zoning Ordinance requires at least an R-3, Multi-Family Residential District, with

Planning Approval, for a domiciliary care facility, and all parking must be on site for such.
Council District 1

V. OTHER BUSINESS: