

**AGENDA
DECEMBER 1, 2014
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

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

III. APPROVAL OF MINUTES:

January – May 2014

IV. HOLDOVERS

1. #5927

(Case #ZON2014-02152)

Cimco Refrigeration, Inc.

2508 Commercial Park Drive

(North side of Commercial Park Drive, 360'± East of Government Boulevard Service Road, extending to the South side of Eslava Creek Parkway, 130'± East of Government Boulevard Service Road).

Surface Variance to allow gravel surfacing for an equipment lay-down yard in a B-3, Community Business District; the Zoning Ordinance requires an equipment lay-down yard to be paved with asphalt, concrete, or an approved alternative paving surface in a B-3, Community Business District.

Council District 5

#5929

(Case #ZON2014-02162)

2. **Modern Signs LLC**

1854-B East I-65 Service Road North

(East side of East I-65 Service Road North, 550'± North of First Avenue).

Sign Variance to allow a second freestanding sign on a multi-tenant commercial site with 559 linear feet of street frontage in an I-1, Light Industry District; the Zoning Ordinance requires at least 600 linear feet of street frontage to allow a second freestanding sign on a multi-tenant commercial site in an I-1, Light Industry District.

Council District 1

3. **#5931**

(Case #ZON2014-02170)

Wrico Signs

758 St. Michael Street

(Block bounded by St. Michael Street, North Bayou Street, St. Louis Street, and North Scott Street).

Sign Variance to allow a monument sign at an apartment building in the Downtown Development District; the Zoning Ordinance does not allow a monument sign in the Downtown Development District.

Council District 2

V. **PUBLIC HEARINGS:**

4. **#5933**

(Case #ZON2014-02407)

Keoura Sanavong

1300 N. University Boulevard

(Southeast corner of University Boulevard and Overlook Road).

Sign Variance to allow a digital sign located 240' from R-1, Single-Family Residential property; the Zoning Ordinance does not allow digital signs within 300' of any residentially zoned property.

Council District 3

5. **#5934/ 3275/ 3044**

(Case #ZON2014-02332)

River Landing Investments, LLC

6808 Airport Boulevard

(Southeast corner of Foreman Road and Airport Boulevard)

Parking Ratio Variance to allow 71 parking spaces for a 14,837 square foot commercial/ restaurant building with 10,796 ± square foot commercial and 4,041 ± square foot of restaurant in a B-2, Neighborhood Business District; the Zoning Ordinance requires 77 compliant parking spaces for a 14,837 ± square foot commercial/ restaurant building in a B-2, Neighborhood Business District.

Council District 6

6. **#5935**
 (Case #ZON2014-02374)
Angela Nicholson
1300 Dr. Martin Luther King Jr. Avenue
 (Northwest corner of Live Oak Street and Dr. Martin Luther King Jr. Avenue).
Parking Ratio, Tree Planting and Landscaping Area Variances to allow a 3,232 square foot commercial/ restaurant building with no parking spaces and no tree plantings or landscaping in an B-2, Neighborhood Business District; the Zoning Ordinance requires 24 parking spaces, and 12% of the site being landscaped with 60% of that along street frontages, 4 frontage trees, and 4 perimeter trees and one parking tree.
 Council District 2
7. **#5936/ 5688**
 (Case #ZON2014-02415)
Caracher Small Jr.
953 Marine Street
 (Southeast corner of Marine Street and Kentucky Street).
Use Variance to allow a reception hall associated with an adjacent funeral home in a R-1, Single-Family Residential District; the Zoning Ordinance does not allow a reception hall in an R-1, Single-Family Residential District.
 Council District 3
8. **#5937**
 (Case #ZON2014-02189)
Cellular South Real Estate
1621 Virginia Street
 (Southeast corner of Lott Street and Virginia Street)
Height, Setback, Residential Buffer, Parking Surface, and Tree Planting Variances to allow a 152' monopole telecommunications tower setback 5'-10'' from a lease parcel line and 159' from residential property, with a gravel access drive and parking, and no tree plantings in a B-3, Community Business District; the Zoning Ordinance limits structures to a 45' height, with telecommunications towers to be setback the height of the tower (150') from a lease parcel line, and with a residential buffer separation of 200' or 150% of the height of the tower, whichever is greater (228'), with paved access and parking surfaces, and with one tree per every 30' of lease parcel perimeter, in a B-3, Community Business District.
 Council District 2

VI. OTHER BUSINESS:

- 1) Findings of Fact
- 2) Staffing transition