

**AGENDA
DECEMBER 5, 2005
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:
Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. PUBLIC HEARINGS:

1. #5329
(Case #ZON2005-01997)
L. Lawrence & Elvira Vasquez Carroll
1066 Church Street
(Northeast corner of Church Street and George Street)
Fence Height Variance to allow the construction of an 8' wooden privacy fence approximately 84' along the George Street (side street) property line; a maximum fence height of 3' is allowed within the 15-foot side yard setback along a side street (George Street) within a historic district.

2. #5330
(Case #ZON2005-02087)
Pete J. Vallas, AIA (Ashland Village, LLC)
2401 Old Shell Road
(Southwest corner of Old Shell Road and Homer Street)
Sign Variance to allow a 3' x 8' non-illuminated, double-sided, multi-tenant, freestanding sign in a LB-2, Limited Business District within 10' from the front property line; the Zoning Ordinance requires freestanding signs to be a minimum of 1.5' from the front property line.

3. #5331
(Case #ZON2005-02115)
Donald C. Ellis, D.C.
(Southwest corner of Wilson Avenue South and Osage Street)
Side (Street) Yard Setback Variance to allow a 32' x 52' professional office to be constructed 10' from a side (North) street property line in an B-3, Community Business District; a 20-foot side (street) yard setback is required along a side street in an B-3, Community Business District.

4. #5332
(Case #ZON2005-02116)
Mark S. Bullis (Gritter Family Partnership)
(West side of St. Emanuel Street, 80'± North of Short Texas Street)
Parking, Access/Maneuvering and Landscaping and Tree Planting Variances to allow aggregate parking, access/maneuvering areas with no landscaping and trees in an I-1, Light Industry District; parking and access/maneuvering areas must be asphalt, concrete or an approved alternative paving surfaces, and that 12% of the site be landscaped, and the planting of two overstory trees in an I-1, Light Industry District.

5. #5333
(Case #ZON2005-02142)
Michael H. & Melissa A. Dunnam
(East side of Drury Lane, 575'± North of Wimbledon Drive West)
Combined Side Yard and Site Coverage Variances to allow the construction of a single-family dwelling with a combined side yard total of 16' and to allow 45% site coverage; a 20' combined side yard total and a maximum site coverage of 35% is required for a 70' wide lot in an R-1, Single-Family Residential District.

6. #5334
(Case #ZON2005-02145)
David Tunstall & MPT Investments, LLC
(West side of Cosgrove Drive, 246'± North of Old Shell Road)
Side Yard and Combined Side Yard Variances to allow the construction of a single-family dwelling within 7' of the (North) side property line and to allow a combined side yard total of 14'; a minimum side yard setback of 8' and a 20' combined side yard total is required for a 60' wide lot in an R-1, Single-Family Residential District.

7. #5335
(Case #ZON2005-02147)
2066 Old Shell Road, LLC
2068 Old Shell Road
(Northeast corner of Old Shell Road and Upham Street)
Parking Ratio Variance to allow the conversion of 4,611 square-feet of a multi-tenant, retail tenant space (5,935 total square-feet) to restaurant use with 43 parking spaces; the Zoning Ordinance requires one space per 100 square feet for restaurant use and 1 space per 300 square feet for retail/office space for a total of 52 spaces (47 restaurant and 5 retail/office).

8. **#5336**
(Case #ZON2005-02149)
Richard Stallworth
1755 Duval Street
(South side of Duval Street, 100'± East of Amsterdam Court)
Use, Parking Ratio, Parking Surface and Access/Maneuvering Variances to allow a automobile service garage (1,700 square-feet) in a R-1, Single-Family Residential district with two (2) on-site parking spaces with an aggregate parking surface and a 13' wide two-way drive; the Zoning Ordinance requires a B-3, Community Business District zoning, a minimum of six (6) on-site parking spaces, parking surface of asphalt, concrete or an approved alternative parking surface and a 24' wide drive for two-way traffic.

9. **#5337**
(Case #ZON2005-02152)
Mystics of Time
1012 South Franklin Street
(Northwest corner of South Franklin Street and Pillans Street)
Front Yard Setback and Side (Street) Yard Setback Variances to allow the construction of a (15,965 sq.ft.) float barn within 2' of the front (East) property line, and within 9' from the side (South) property line; the Zoning Ordinances requires a minimum 25' front yard setback, and a side (street) yard setback of 20' in an I-1, Light Industry district.

10. **#5338**
(Case #ZON2005-02153)
Ken Heyl
57 South Catherine Street
(East side of South Catherine Street, 107'± North of Brown Street)
Use, Parking Surface and Access/Maneuvering Variances to allow a bed and breakfast in an R-1, Single-Family Residential District with aggregate surface parking lot and two 13' wide one-way drives; the Zoning Ordinance requires B-1, Buffer Business with Planning Approval, parking surfaces to be asphalt, concrete or an approved alternative paving surface and a 24' wide drive for two-way traffic.