

**AGENDA
JANUARY 7, 2013
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. ROLL CALL

	William Guess, Chairman
	Vernon Coleman, Vice-Chairman
	Sanford Davis
	Adam Metcalfe
	Jeremy B. Milling
	Russell Reilly
	J. Tyler Turner

III. APPROVAL OF MINUTES:

August 6, 2012

IV. HOLDOVERS:

#5800

**WITH- (Case #ZON2012-02829)
DRAWN Hughes Plumbing and Utility Contractors**

400 Bay Bridge Road

(Northwest corner of Bay Bridge Road and Paper Mill Road, extending to Paper Mill Road Extension).

Use Variance to allow a contractor's storage yard in an R-2, Two-Family Residential District and B-2, Neighborhood Business District with a 6' high chain link fence; the Zoning Ordinance requires a minimum of an I-1, Light Industrial District for a contractor's storage yard and is required to be enclosed by a solid wall or fence at least 8' high.

Council District 2

1. **#5788/5587/5410**
(Case #ZON2012-02236)
Jerry Pettaway
1250 Arlington Street
(Northwest corner of Arlington Street and Bascomb Street).
Use, Setback, Parking Ratio, Maneuvering, and Tree Planting and Landscaping Area Variances to amend a previously approved Use, Maneuvering, Tree Planting and Landscaping Area Variance to allow a tire store with a 4' rear setback off residentially zoned property, 7 parking spaces with 20' maneuvering area, and no tree plantings or landscaping in an R-1, Single-Family Residential District; the Zoning Ordinance r, at applicant's request, to the January 7, 2013 meeting. equires a minimum of B-2, Neighborhood Business District, for a tire store, with a 10' rear setback off residentially zoned property, with 12 parking spaces having a 24' maneuvering area, 12% of the site being landscaped with 60% of that along street frontages, six frontage trees, eight perimeter trees, and one parking area tree.
Council District 3

2. **#5795/5430/4765/4557/4493/4402**
(Case #ZON2012-02663)
Florida Certified Sign Erectors
63 South Royal Street
(East side of South Royal Street at the East terminus of Conti Street).
Sign Variance to allow a total of four wall signs (242.77 square feet) for a one tenant business on a multi-tenant site; the Zoning Ordinance allows only one wall sign per business on a multi-tenant site.
Council District 2

V EXTENSIONS:

3. **#5718**
(Case #ZON2011-02557)
Joe Mason
1412 & 1416 Wolf Ridge Road
(East side of Wolf Ridge Road, 200'± North of Moffett Road).
Front Landscaping Variance to allow 2,435 square feet of front landscaping areas on a 94,510 square foot lot; the Zoning Ordinance requires 6,804 square feet of front landscaping area for a lot 94, 510 square feet in B-3, Community Business District.
Council District 1

VI. PUBLIC HEARINGS:

4. **#5807**
(Case #ZON2012-03036)
Capital Volvo Trucks
3801 Moffett Road
(West side of Moffett Road at the East terminus of Stimpson Lane).
Surfacing Variance to allow a parking lot partially surfaced with aggregate in a B-2, Neighborhood Business District, and B-3, Community Business District; the Zoning Ordinance requires that all surfaces be paved with asphalt, concrete, or an approved alternative surfacing in a B-2, Neighborhood Business District and B-3, Community Business District.
Council District 7

5. **#5808/5504/5455/4686/4646**
(Case #ZON2012-03037)
James McAleer
3305 Springhill 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 and increased site coverage to 64% in an B-3, Community Business District; the Zoning 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 and site coverage up to 50% in an B-3, Community Business District.
Council District 1

6. **#5809**
(Case #ZON2012-03039)
R. Michael and C. Brooke Lenz
East terminus of Rochester Place
Front Yard Setback Variance to allow a garage to protrude 7' 4" into the front 25' Setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 25' setback in an R-1, Single-Family Residential District.
Council District 5

VI. OTHER BUSINESS