

**AGENDA
AUGUST 6, 2012
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER

Chairman William Guess

II. ROLL CALL

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

III. APPROVAL OF MINUTES

IV. HOLDOVERS

1. #5759

(Case #ZON2012-01364)

Randall Lanier Wood

4812 Pine Court

(North side of Pine Court, 120'± East of Ridgelawn Drive West)

Side Yard Setback Variance to allow the construction of an carport within 2.6 feet of the side property line in a R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum side yard setback of 8 feet (with the sum of both side yards totaling 20 feet) in an R-1, Single-Family Residential District.

2. **#5760/5674**
(Case #ZON2012-01375)
Gulf Coast Hub Caps & Wheels, Inc.
3257 Spring Hill Avenue
(Southwest corner of Spring Hill Avenue and Durant Street)
Side Street Setback and Site Coverage Variances to allow a building expansion within 4.5' of a side street property line and 54% site coverage in a B-3, Community Business District; the Zoning Ordinance requires a 20' side street building setback and allows 50% maximum site coverage in a B-3, Community Business District.
3. **#5762**
(Case #ZON2012-01527)
The Creel Company
3804 Norwood Lane
(North side of Norwood Lane, 70'± West of Stimpson Lane [not open] extending to the South side of Isabella Lane [not open] 100'± West of Stimpson Lane [not open])
Surfacing, Tree Planting and Screening Variances to allow a contractor's storage yard in an I-1, Light-Industry District, (rezoning pending) with a partially open vegetative buffer, aggregate parking surface and no tree planting; the Zoning Ordinance requires the storage area to be completely enclosed with an 8' high wall or privacy fence, the equipment parking area to be paved in asphalt, concrete, or an approved alternative paving surface, and full compliance with tree plantings.

V. PUBLIC HEARINGS

4. **#5764**
(Case #ZON2012-01706)
Victor Sign Company (Orin Robinson, Agent)
3201 Airport Boulevard
(South side of Airport Boulevard near main building entrance to Colonial Bel Air Mall)
Sign Variance to allow three wall signs for a tenant at a multi-tenant site in a B-3, Community Business District; the Zoning Ordinance allows one wall sign per tenant at a multi-tenant site in a B-3, Community Business District.
5. **#5765**
(Case #ZON2012-01721)
Electric Sign Service (Robert Williams, Agent)
4439 Rangeline Road
(Northwest corner of Rangeline Road and Halls Mill Road)
Sign Variance to allow the replacement of a nonconforming wall sign with another nonconforming wall sign in a B-3, Community Business District; the Zoning Ordinance does not allow a nonconforming sign to be replaced with another nonconforming wall sign in a B-3, Community Business District.

6. #5766/5167

(Case #ZON2012-01738)

Stericycle, Inc.

1660 East I-65 Service Road North and 3404 Beltline Park Drive South

(North side of Beltline Park Drive South, extending from East I-65 Service Road North to Beltline Park Drive East)

Use, Surface, and Shared Access Variances to amend a previously approved Surface Variance and allow a medical waste facility with aggregate surface and shared access between two building sites in an I-1, Light Industry District; the Zoning Ordinance requires I-2, Heavy Industry District, with Planning Approval for a medical waste facility, and surfaces must be paved with asphalt, concrete, or an approved alternative paving surface with all access on-site in an I-1, Light Industry District.

7. #5767

(Case #ZON2012-01744)

Cellular South Real Estate

6301 Airport Boulevard

(West side of Schaub Avenue at its North terminus)

Use, Height, Setback and Buffer Separation Variances to allow a 100' monopole cellular communications tower in an R-1, Single-Family Residential District, setback 22.5' from a lease parcel line and 22.5' from residentially zoned property; the Zoning Ordinance prohibits telecommunications towers in R-1 districts, the maximum height allowed is 35', a 100' high tower must be setback at least 100' from a lease parcel line, and a 200' buffer separation from residential property is required in an R-1, Single-Family Residential District.

8. #5768

(Case #ZON2012-01748)

Olensky's, Inc. (Ben Cummings, Agent)

7156 Airport Boulevard

(Northwest corner of Airport Boulevard and Park Avenue North, extending to the Southwest corner of Dickens Ferry Road and Park Avenue North)

Parking Ratio Variance to allow 171 on-site parking spaces for a multi-tenant commercial site with a proposed restaurant in a B-3, Community Business District; the Zoning Ordinance requires 219 on-site parking spaces for this site, with a restaurant, in a B-3, Community Business District.

9. **#5769**
(Case #ZON2012-01751)
Robert Myers (M. Don Williams, Agent)
5000 Carmel Drive North
(North side of Carmel Drive North at the North terminus of Springpark Drive East)
Rear and Side Yard Setback Variances to allow a garage/storage building within 3' of the rear property line and 4' of the side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' rear yard setback and an 8' side yard setback for structures in an R-1, Single-Family Residential District.
10. **#5770**
(Case #ZON2012-01752)
Buddy & Susan Roberts (M. Don Williams, Agent)
3000-D Bryant Road
(Northern terminus of Bryant Road)
Side Yard and Combined Side Yard Setback Variances to allow HVAC units within 6.1' of a side property line with 16.4' of combined side yards in an R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' side yard setback with a 20' total combined side yard setback in an R-1, Single-Family Residential District.
11. **#5771**
(Case #ZON2012-01753)
Chapman Development Corp.
3828 Abigail Drive
(North side of Abigail Drive, 640'± East of Rangeline Service Road)
Access, Maneuvering and Surface Variances to allow a 16' wide entrance drive and 12' wide gate clearance, a 22' wide maneuvering area, and an aggregate-surface lay down yard in an I-1, Light Industry District; the Zoning Ordinance requires a minimum 24' wide entrance drive and gate clearance, a 24' wide maneuvering area, and requires a lay down yard to be surfaced with asphalt, concrete or an approved alternative paving surface in an I-1, Light Industry District.
12. **#5772**
(Case #ZON2012-01755)
Image Designs, Inc.
2010 West I-65 Service Road South
(West side of West I-65 Service Road South, 3/10 mile± South of Government Boulevard)
Sign Variance to allow five wall signs for a two-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance limits the number of wall signs to one per tenant on a multi-tenant commercial site in a B-3, Community Business District.

13. **#5773**
(Case #ZON2012-01765)
McNeill Robinson (M. Don Williams, Agent)
362 Tuthill Lane
(Southeast corner of Tuthill Lane and Tuthill Place)
Front Yard Setback, Side Street Yard Setback and Site Coverage Variances to allow an existing 22' front yard setback and 17' side street yard setback to remain, and expand site coverage from 42% to 45% for an existing dwelling in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 25' front yard setback and a 20' side street yard setback, and limits maximum site coverage to 35% in an R-1, Single-Family Residential District.
14. **#5774/4459/4458/4453**
(Case #ZON2012-01770)
Rainbow Sign Company (Craig Inabinett, Agent)
1550 Government Street
(Northwest corner of Government Street and South Catherine Street)
Sign Variance to amend a previously approved sign variance to allow an additional 108.8 square feet of signage for a total of 277.8 square feet of signage for a tenant at a multi-tenant commercial site in a Historic District; the Zoning Ordinance allows a maximum of 64 square feet of total signage per tenant in a Historic District.
15. **#5775**
(Case #ZON2012-01781)
Centralite (Mike Dow, Agent)
1000 Cody Road South
(West side of Cody Road South, 285' ± North of Hitt Road)
Use and Parking Ratio Variances to allow light assembly of electronics equipment and 164 parking spaces at a commercial site with 57,026 square feet of office space, 40 warehouse/assembly personnel, and one maintenance person in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum of B-3, Community Business District, for light assembly of electronics equipment, and requires a total of 206 parking spaces for 57,026 square feet of offices, 40 warehouse/assembly personnel, and one maintenance person in a B-2, Neighborhood Business District.

VI. OTHER BUSINESS