

**AUGUST 7 and SEPTEMBER 11 AGENDAS COMBINED DUE TO  
CANCELLATION OF AUGUST MEETING**

**AGENDA  
August 7, 2017  
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. HOLDOVERS:**

**1. #6119/6063**

(Case #BOA-0000134-2017)

**[5054 OSR, LLC](#)**

**5070 & 5054 Old Shell Road**

(Northeast corner of Old Shell Road and Border Drive North and the West side of Border Drive North, extending to the East side of Parkway East, 220'± North of Old Shell Road).

**Use, Multiple Structures, Side Street Side Yard Setback, Off-Site Parking, Surfacing, and Reduced Landscape Area Variances to allow a restaurant in an R-1, Single Family Residential District with multiple structures on a single building site, a 6'-8' high masonry wall within 7.5'± of a side street side yard, off-site parking surfaced with crushed stone, and reduced landscape area; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District for a restaurant, a single structure per building site, a 20' side street side yard setback for walls taller than 3', all required parking to be provided on-site and surfaced with either asphalt or concrete, and full compliance with landscape area requirements.**

Council District 7

2. **#6020/3149/1870**  
(Case #ZON2015-02567)  
**[McDowell Knight Roedder & Sledge, LLC](#)**  
**501 & 581 Cochrane Causeway**  
(West side of Cochrane Causeway, 3/4 ± North of the Bankhead Tunnel.)  
**Administrative Appeal of a staff determination that the handling and storage of coal in an I-2, Heavy Industry District requires Planning Approval. The applicant contends that coal is not a hazardous material, and therefore should not require Planning Approval.**  
Council District 2

#### **IV. EXTENSIONS:**

3. **#6071**  
(Case #ZON2016-02181)  
**[Michael R. Delaney](#)**  
**69 Oakland Avenue**  
(Southeast corner of Oakland Avenue and Ridgelawn Drive East).  
**Setback Variance to allow an outdoor kitchen 1' from the side yard property line in an R-1, Single Family Residential District; the Zoning Ordinance requires a minimum 8' side yard setback for all building structures in an R-1, Single Family Residential District.**  
Council District 7

#### **V. PUBLIC HEARINGS:**

4. **#6123/6072**  
(Case #BOA-000148-2017)  
**[Beavers, Inc.](#)**  
**5466 Inn Road**  
(West side of Inn Road, 154' ± South of Tillmans Corner Parkway)  
**Sign Variance to allow a 49.7' tall freestanding sign in a B-3, Community Business District; the Zoning Ordinance does not allow freestanding signs to exceed a maximum height of 35' in a B-3, Community Business District.**  
Council District 4

5. **#6124/6094**  
(Case #BOA-000152-2017)  
[Pan American Engineers, LLC](#)  
**5383 US Highway 90 West**  
(East side of US Highway 90 West, 30'± North of the West terminus of Halls Mill Road).  
**Setback Variance to allow a gas pump canopy within 15' of a street front property line in a B-3, Community Business District; the Zoning Ordinance requires a minimum 25' street frontage setback in a B-3, Community Business District.**  
Council District 4
  
6. **#6125**  
(Case #BOA-000154-2017)  
[Courtney Mason and John Clardy](#)  
**2100 Airport Boulevard**  
(Northwest corner of Airport Boulevard and Glenwood Street and West side of Glenwood Street, 197'± North of Airport Boulevard).  
**Off-Site Parking, Landscaping and Maneuvering Variances to allow parking on a separate property and within the public right-of-way, reduced landscaping on both the main business and off-site parking area, and vehicular maneuvering area within the public right-of-way for a multi-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance requires all parking to be on-site, the site to comply with the minimum landscaping ratios, and all vehicular maneuvering areas to be located out of the right-of-way for a multi-tenant commercial site in a B-3, Community Business District.**  
Council District 1
  
7. **#6126**  
(Case #BOA-000157-2017)  
[HSC Mobile LLC](#)  
**635 Schillinger Road North**  
(West side of Schillinger Road North, 250'± South of Zeigler Boulevard).  
**Sign Variance to allow a 216 square-foot wall sign to occupy 49.5% of a 436 square-foot usable wall area on a single-tenant site in a B-3, Community Business District; the Zoning Ordinance does not allow a wall sign to exceed 30% or 131 square feet of a 436 square-foot usable wall area on a single-tenant site in a B-3, Community Business District.**  
Council District 7

**VI. OTHER BUSINESS:**

**AGENDA**  
**September 11, 2017**  
**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. HOLDOVERS:**

**IV. EXTENSIONS:**

**V. PUBLIC HEARINGS:**

**1. #6127**

**(This item has been heldover to the October 2, 2017 meeting per the applicant's request)**

**(Case #BOA-000178-2017)**

**James Randolph Miller, Jr.**

**620 Cumberland Road East**

**(West side of Cumberland Road East, 136'± North of Cumberland Road South)**

**Side and Rear Setback Variances to allow a storage building 5'6" from the side property line and rear 6'5" from the rear property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of 8' side and rear yard setbacks in an R-1, Single-Family Residential District.**

Council District 6

2. **#6128/ 5856/ 5366**  
(Case #BOA-000179-2017)  
**SignArt Co., Inc. (Matt Snyder, Agent)**  
**1790 West I-65 Service Road South**  
(West side of West I-65 Service Road South, 270'± North of Government Boulevard).  
**Sign Variance to allow a total of five signs on a single business site, two signs to extend beyond the roofline, and property numbers exceeding one square foot in a B-3, Community Business District; the Zoning Ordinance allows a total of three signs on a single business site, requires that no sign structure extend above the roofline, and that property numbers do not exceed one square foot in a B-3, Community Business District.**  
Council District 4
  
3. **#6129**  
(Case #BOA-000180-2017)  
**Margaret M. McGovern**  
**117 Demouy Avenue**  
(Northeast corner of Demouy Avenue and Murray Street).  
**Front and Side Street Side Yard Setback Variances to allow a 6'± privacy fence within 6.2'± of the front property line, and within 5'± of the side street side yard property line in an R-1, Single-Family Residential District; the Zoning Ordinance prohibits any structures exceeding 3' in height within 25' of the front property line and within 20' of the side street side yard property line in an R-1, Single-Family Residential District.**  
Council District 2
  
4. **#6130/ 5890/5740/5721**  
(Case #BOA-000181-2017)  
**Hossein Mohandessi**  
**2667 Government Boulevard**  
(East side of Government Boulevard, 335'± South of Krietner Street).  
**Use and Parking Ratio Variances to amend a previously approved variance to allow automotive sales and service with 6 parking spaces for a 1,588 square-foot office building and repair shop with one employee on a lot that is split-zoned B-2, Neighborhood Business District, and R-1, Single-Family Residential District; the Zoning Ordinance does not allow automotive sales and service in either B-2, Neighborhood Business Districts, or R-1, Single-Family Residential Districts, and 7 parking spaces are required for a 1,588 square-foot office building and repair shop with one employee.**  
Council District 5

**VI. OTHER BUSINESS:**