AGENDA
August 7, 2017
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman William L. Guess

II. ROLL CALL

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<th>Member Name</th>
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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:
I. CALL TO ORDER:

Chairman William L. Guess

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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: