

**AGENDA
APRIL 7, 2003
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

February 3, and March 10, 2003

III. PUBLIC HEARINGS:

1. #5171

(Case #ZON2003-00578)

David F. Sweet and Susanna J. Salter

251 Woodlands Avenue

(Northwest corner of Spring Hill Avenue and Woodlands Avenue)

Fence Height Variance to allow the construction of a 6'2" masonry wall, 4' from the street side property line; a 20' side yard setback is required from a side (South) property line in an R-1, Single-Family Residential District.

2. #5172

(Case #ZON2003-00691)

T. Bruce MacKinnon

2650 Airport Boulevard

(Northwest corner of Airport Boulevard and Walton Avenue)

Fence Height Variance to allow the construction of a 7' masonry wall, 3' 6" from the street side property line; a 20' side yard setback is required from a side (South) property line in an R-1, Single-Family Residential District.

3. #5173/5122

(Case #ZON2003-00692)

Creekline, Inc.

(West side of Shipyard Road, 1115' ± North of Higgins Road)

Parking Surface and Landscaping/Tree Planting Variances to allow the parking of semi-tractor trailer trucks in a B-5, Office-Distribution District; to allow an aggregate surface for parking with no tree plantings or landscaping; asphalt, concrete or an approved alternative paving surface is required for all parking and maneuvering areas, and compliance with landscaping/tree planting requirements are required for all new construction.

4. #5174

(Case #ZON2003-00694)

Christopher S. Brewer

116 Frazer Court

(East side of Frazer Court, 279' ± North of Old Shell Road)

Side Yard and Total Combined Side Yard Setback Variances to allow the construction of a 28' x 18' 4" garage/bonus room within 5' from a side (North) property line and a total combined side yard of 12' 8"; a minimum side yard setback of 8' and a total combined side yard of 20' is required for a 74' wide lot in an R-1, Single-Family Residential District.

5. #5175

(Case #ZON2003-00706)

Dr. Chris Dyas

1108 Bristol Court

(South side of Bristol Court, 92' ± East of Kentan Drive)

Side Yard and Total Combined Side Yard Setback Variances to allow the construction of a 25' x 32' garage/bonus room within 3' from a side (West) property line and a total combined side yard of 13'; a minimum side yard setback of 8' and a total combined side yard of 20' is required for a 161' wide lot in an R-1, Single-Family Residential District.