

AGENDA
August 1, 2016
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

	William L. Guess, Chairman
	Vernon Coleman, Vice-Chairman
	Sanford Davis
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	John Burroughs

III. HOLDOVERS:

1. **#6046/5840/5113/4902/4883**
(Case #ZON2016-01277)
Steve Stone, Authorized Agent
1714 Dauphin Street

(Northeast corner of Dauphin Street and Semmes Avenue).

Use, Parking Ratio, and Access and Maneuvering Variances to amend a previously approved variance to allow a 2,500 square foot restaurant within a 6,000 square foot, three-tenant building, shared access and parking with a 1,800 square foot commercial building, with 22 parking spaces, substandard parking stalls and aisle widths in an R-1, Single-Family Residential District; the Zoning Ordinance requires 37 compliant parking spaces for a 6,000 square-foot commercial building with a proposed 2,500 square foot restaurant, 6 compliant parking spaces for an 1800 square-foot commercial building and 24' maneuvering aisles with a minimum of a B-2, Neighborhood Business District.

Council District 2

2. **#6043**
(Case #ZON2016-01041)
James F. O'Neill
1201 Marseille Drive

(Southeast corner of Marseille Drive and Burma Road).

Rear Yard Setback Variance to allow the construction of a carport within 3' of a side property line in an R-1, Single-Family Residential District; the Zoning

Ordinance requires a minimum 8' side yard setback for a structure in an R-1, Single-Family Residential District.
Council District 4

IV. PUBLIC HEARINGS:

3. **#6050**

(Case #ZON2016-01423)

Spanish Villa Condominium Owners Association

4009 Old Shell Road

(Southwest corner of Old Shell Road and College Lane).

Front Yard and Side Street Side Yard Setback Variances to allow masonry sign columns 7.3' high and masonry iron fence columns 7' high setback 2 inches from the front and side street property lines at a residential condominium complex in an R-3, Multi-Family Residential District; the Zoning Ordinance requires any structure 3' or higher to meet a 25' front yard setback and a 20' side street yard setback in an R-3, Multi-Family Residential District.

Council District 7

4. **#6051/5882**

(Case #ZON2016-01432)

Bienville Square Hotel, LLC

15 North Conception Street

(Southwest corner of North Conception Street and St. Francis Street, extending to the East side of North Joachim Street, 88'± South of St. Francis Street).

Access and Maneuvering Variance and Site Variance to amend a previously approved Variance to allow relocation of a dumpster/compactor with maneuvering to occur within the right-of-way, and to allow modifications to the site plan to include a parking court for food trucks in a Downtown Development District T5.2 Sub-District; the Zoning Ordinance requires all access and maneuvering to be on site, and all Variances are site plan specific in a Downtown Development District T5.2 Sub-District.

Council District 2

5. **#6052/1416**

(Case #ZON2016-01433)

Morgan Signs

3004 Airport Boulevard

(North side of Airport Boulevard, 125'± West of South Sage Avenue, extending to the West side of South Sage Avenue, 125'± North of Airport Boulevard).

Sign Variance to allow three wall signs in addition to one freestanding sign (four signs, total) at a single-tenant site in a B-2, Neighborhood Business District; the Zoning Ordinance allows two wall signs in addition to one freestanding sign (three signs, total) at a single-tenant site in a B-2, Neighborhood Business District.

Council District 5

6. **#6053**
(Case #ZON2016-01448)
Eco-Site (Baker Donelson/Mary Palmer, Agent)

2617 Dauphin Street

(Southeast corner of Dauphin Street and the CSX Railroad right-of-way).

Height, Setback, Residential Buffer, Landscaping, Tree Planting and Camouflage Variances to allow a 185' monopole telecommunications tower setback 17.0' from a lease parcel line and 34.0' from residentially zoned property, with no landscaping or tree planting provided, and without camouflaging details in a B-3, Community Business District; the Zoning Ordinance limits structures to a 45' height, with telecommunications towers to be setback the height of the tower (185') from a lease parcel line, and with a residential buffer separation of 200' or 150% of the height of the tower, whichever is greater (277.5'), with 12% site landscaping and one tree per every 30' of lease parcel perimeter, and of camouflage design in a B-3, Community Business District.

Council District 1

V. OTHER BUSINESS

- Proposed Application and Meeting Schedule for 2016-2017