

**AGENDA**  
**FEBRUARY 5, 2007**  
**BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**  
Chairman Reid Cummings

**II. APPROVAL OF MINUTES:**

**III. HOLDOVERS:**

1. **#5393**  
(Case #ZON2006-02389)  
**Arlo Investments, Inc.**  
**3755 Sheips Lane**  
(South side of Sheips Lane, 535' ± East of North McGregor Avenue).  
**Front Yard Setback and Site Coverage Variances to allow the expansion of an existing single-family dwelling within 7' of the front property line and to allow 40% site coverage; a 25' front yard setback and a maximum site coverage of 35% are allowed in an R-1, Single-Family Residential District.**
  
2. **#5404**  
(Case #ZON2006-02646)  
**Ashland Place, L.L.C.**  
**2518, 2530, 2534, and 2540 Old Shell Road**  
(Northeast corner of Old Shell Road and North Florida Street)  
**Sign Variance to allow four off-premise freestanding signs, double-faced, 12' high with 3' wide address and tenant panels, in the public right-of-way for a multi-tenant site with less than 600' of linear street frontage; the Zoning Ordinance requires all signs to be on-premise and allows one freestanding sign on a multi-tenant site with less than 600' of street frontage.**

#### **IV. PUBLIC HEARINGS:**

1. **#5405**  
(Case #ZON2006-02634)  
**Tyler L. Cox**  
**804 Nassau Drive**  
(Northeast corner of Nassau Drive and Gaillard Drive)  
**Fence Height Variance to allow the construction of a 6' wooden privacy fence within 9.9' of a front property line and within 4.3' of a side street (Gaillard Drive) property line; a 25' front yard setback and a 20' side street yard setback are required for privacy fences over 3' high in an R-1, Single-Family Residential District.**
  
2. **#5406**  
(Case #ZON2006-02729)  
**T-Mobile**  
North side of State Street, 275'± West of North Broad Street.  
**Setback and Buffer Separation Variances to allow the construction of a 150' Monopole Telecommunications Tower, setback 4' from a property line, and 224' from residentially zoned property; a 150' tower must be setback at least 150' from a property line, and a minimum separation of 225' (150% of the height of the tower or 200', whichever is greater) is required from residentially zoned property in a B-4, General Business District.**
  
3. **#5407**  
(Case #ZON2007-00012)  
**American Distribution Co.**  
**3140 Lees Lane**  
(West side of Lees Lane, 530'± South of Gordon John Drive)  
**Access/Maneuvering Variance to allow truck traffic to back into an off-street loading facility from the public right-of-way; off-street truck loading facilities must be so arranged that vehicles are not required to back from the street into an area.**

#### **V. OTHER BUSINESS:**

Election of Officers