

**AGENDA
JUNE 1, 2009
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. HOLDOVERS

1. #5531

(Case #ZON2009-01103)

Napoleon McCovery

208 North Lafayette Street

Southeast and Northeast corners of North Lafayette Street and St. Stephens Road.

Use, Off-Site Parking, Buffer Fencing, and Buffer Fence Height Variances to allow parking in an R-1, Single-Family Residential District, and off-site parking in a B-2, Neighborhood Business District, no buffer fencing facing across-street residential zoning, and to allow 4' high and 5' high buffer fence heights; the Zoning Ordinance does not allow parking in an R-1, Single-Family Residential District, requires all parking to be on-site in a B-2, Neighborhood Business District, requires a 3' high privacy fence along a parking lot street frontage facing across-street residential use, and requires a buffer fence to be 6' high along adjacent residentially used properties.

2. #5534

(Case #ZON2009-01119)

Estelle W. Crosby

4513 Old Shell Road

South side of Old Shell Road, 660'± West of South McGregor Avenue.

Sign Variance to allow a total of four freestanding sign structures, two of which are legal nonconforming, with tenant panel signs on two proposed sign structures projecting 34"± into the public right-of-way, and two retainer wall signs in the public right-of-way, in a B-2, Neighborhood Business District; the Zoning Ordinance allows one freestanding sign structure with an 18" minimum right-of-way setback, and does not allow any signs to be placed in the public right-of-way in a B-2, Neighborhood Business District.

3. #5535
(Case #ZON2009-00315)
Willie L. Williams, Jr.
601 Holcombe Avenue
Southeast corner of Holcombe Avenue and Senator Street.
Parking Ratio Variance to allow 22 on-site parking spaces for a 3,037 square-foot lounge in a B-3, Community Business District; the Zoning Ordinance requires 31 on-site parking spaces for a 3,037 square-foot lounge in a B-3, Community Business District.

III. **PUBLIC HEARINGS:**

4. #5536/5320
(Case #ZON2009-01296)
Wrico Signs, Inc.
171 East I-65 Service Road South
East side of East I-65 Service Road South, 635' ± South of Emogene Street.
Sign Variance to allow an additional wall sign for a single tenant on a multi-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance allows one wall sign per tenant on a multi-tenant commercial site in a B-3, Community Business District.
5. #5537
(Case #ZON2009-01302)
Jaye Hoffman
319 Morgan Avenue
Northeast corner of Morgan Avenue and Creek Street
Parking Surface, Access and Maneuvering Variances to allow an alternate paving surface of grass pave groecell product backfilled with aggregate stone and approval of the existing onsite 12' wide driveway in a B-1, Buffer Business District; the Zoning Ordinance requires concrete, asphalt, or an approved alternative parking surface and 24' wide ingress/ egress drive in a B-1, Buffer Business District.
6. #5538
(Case #ZON2009-01310)
James David Brister
64 Bienville Avenue
Northwest corner of Bienville Avenue and Conti Street.
Rear Setback Variance to allow the construction of stairs 0.1' from the rear property line for access to a legal nonconforming garage apartment in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8' rear yard setback in an R-1, Single-Family Residential District.

7. **#5539**
(Case #ZON2009-01313)
Regions Financial Corporation
3950 Airport Boulevard
Northwest corner of Airport Boulevard and South McGregor Avenue.
Landscape Area and Tree Planting Variances to allow 8.7% of the site to be landscaped, and to reduce the number of perimeter trees and parking trees to zero in a B-2, Neighborhood Business District; the Zoning Ordinance requires at least 12% of the entire site to be landscaped, and also requires one heritage or one understory tree for every 30 feet of outside lot perimeter (less frontage areas) and one understory tree for every 20 parking spaces in a B-2, Neighborhood Business District.

8. **#5540/5533**
(Case #ZON2009-01320)
Joel Thomas Daves & Stephanie Daves
East side of Drury Lane, 365'± North of Wimbledon Drive West.
Fence Height Variance to allow the construction of a 13.5 foot high wall along the rear and side property lines in an R-1, Single-Family Residential District; the Zoning Ordinance allows a maximum wall height of 8' along the property lines in an R-1, Single-Family Residential District.

9. **#5541**
(Case #ZON2009-01321)
Charles J. Floyd
1512 Azalea Road
South side of Azalea Road, 295'± East of Halls Mill Road.
Maneuvering Variance to allow vehicles to utilize the street right-of-way as a maneuvering area to back into a proposed truck well in an I-1, Light Industry District; the Zoning Ordinance requires all access and maneuvering area for loading facilities to be furnished off the street right-of-way and so arranged that vehicles are not required to back from the street into the loading area in an I-1, Light Industry District.

IV. OTHER BUSINESS

