

**AGENDA  
MAY 2, 2011  
BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman William Guess

**II. APPROVAL OF MINUTES:**

**III. HOLDOVERS:**

**1. #5667**

(Case #ZON2011-00456)

**Renania Gipson**

6795 & 6885 Simpson Road

(Northern terminus of Simpson Road [private street]).

**Use, Parking, Surfacing, Maneuvering, Tree Planting, Landscaping, and Buffer Variances to allow the addition of a third mobile home to an existing non-conforming mobile home park with aggregate surfacing, no defined parking or accessways, no landscaping areas, and no buffers in an R-1, Single-Family Residential District; the Zoning Ordinance requires 1.5 designated parking spaces per dwelling unit, designated accessways of sufficient width, parking and accessways surfaced with concrete or asphalt, a buffer between commercial and residential properties, and a minimum of R-3, Multiple-Family Residential District zoning with Planning Approval for a mobile home park.**

**2. #5668**

(Case #ZON2011-00457)

**David L. Pitts**

4512 Higgins Road

(North side of Higgins Road, 215'± West of Shipyard Road).

**Use, Surfacing, and Multiple Buildings Variances to allow 20-unit mobile home park with a 2-unit apartment building (total of 22 dwelling units) with accessways and parking surfaced with aggregate materials, and multiple buildings on a building site in an R-1, Single-Family Residential District; the Zoning Ordinance requires accessways and parking to be surfaced with concrete or asphalt, for there to be only one building to a building site, and a minimum of R-3, Multiple-Family Residential District zoning with Planning Approval for a mobile home park.**

3. **#5670**

(Case #ZON2011-00664)

**Mr. Rooter Plumbing**

2409 Wolf Ridge Road

(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).

**Use, Setback, Parking, Maneuvering, Access, Surfacing, Buffer, Fence Height, and Multiple Buildings Variances to allow a Plumbing Contractor with multiple buildings on a single building site without Planned Unit Development approval, a building within 20 feet of the front property line, substandard accessways and maneuvering area, no designated parking, dirt and aggregate surfacing, no appropriate buffers, and a 6-foot high privacy fence within the front building setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires all buildings to be set back at least 25 feet from the front property line, only one building on a single building site unless approval of a Planned Unit Development has been obtained, all two-way accessways and maneuvering areas to be at least 24 feet in width, 8 parking spaces for 2,250 square feet of office/work space, all accessways, maneuvering area, and parking to be paved with concrete or asphalt, appropriate buffers between commercial and residential properties, for privacy fences to be no higher than 3 feet within the front yard setback, a minimum of a B-3, Community Business District zoning.**

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

4. **#5672/5608**

(Case #ZON2011-00875)

**Tamara Taylor**

1252 Government Street

(North side of Government Street, 55'± West of South Georgia Avenue)

**Use, Tree Planting and Landscaping Variances to allow a restaurant in a B-1, Buffer Business District and no tree plantings or landscaping; the Zoning Ordinance requires minimum B-2, Neighborhood Business District zoning for a restaurant and full compliance with tree planting and landscaping requirements.**

5. **#5673**

(Case #ZON2011-00934)

**New Cingular Wireless, LLC**

42 South Hamilton Street

(Southwest corner of South Hamilton Street and Conti Street)

**Side and Rear Setback Variances to allow a 67' high cell on wheels (COW) mobile telecommunications facility for special events to be located 15' off a side property line and 59' off the rear property line in a B-4, General Business District; the Zoning Ordinance requires the property line setback for telecommunications facilities be at least equal to the height of the facility (67') off all property lines in a B-4, General Business District.**

6. **#5674**  
(Case #ZON2011-00955)  
**Gulf Coast Hub Caps & Wheels**  
3257 Spring Hill Avenue  
(Southwest corner of Spring Hill Avenue and Durant Street)  
**Side Street Setback and Site Coverage Variances to allow a building expansion within 4.5' of a side street property line and 54% site coverage in a B-3, Community Business District; the Zoning Ordinance requires a 20' side street building setback and allows 50% maximum site coverage in a B-3, Community Business District.**
  
7. **#5675**  
(Case #ZON2011-00967)  
**St. Mary's Home**  
4350 Moffett Road  
(North side of Moffett Road, 375' ± West of Kuffskie Lane)  
**Use Variance to allow a residential care facility for youth between 18 to 21 years of age in an R-3, Multi-Family Residential District; the Zoning Ordinance allows a residential care facility for youth under 18 years of age in an R-3, Multi-Family Residential District.**
  
8. **#5676**  
(Case #ZON2011-00968)  
**Commerce Group, Inc.**  
3653 and 3659 Airport Boulevard  
(Southwest corner of Airport Boulevard Service Road and Western America Drive)  
**Sign Variance to allow two freestanding signs on a multi-tenant commercial site with 475 linear feet of public street frontage in a B-2, Neighborhood Business District; the Zoning Ordinance requires at least 601 linear feet of public street frontage for a multi-tenant commercial site to be allowed two freestanding signs in a B-2, Neighborhood Business District.**
  
9. **#5677**  
(Case #ZON2011-00971)  
**Horace Jones**  
3416 Beltline Park Drive North  
(Northeast corner of Beltline Park Drive North and East I-65 Service Road North)  
**Parking Surface Variance to allow a gravel parking area for heavy equipment sales and display in an I-1, Light Industry District; the Zoning Ordinance requires heavy equipment sales and display parking areas to be paved with asphalt, concrete, or an approved alternative paving surface in an I-1, Light Industry District.**

V. **OTHER BUSINESS**