AGENDA
MARCH 6, 2006
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. PUBLIC HEARINGS:

1. #5346
   (Case #ZON2006-00279)
   Chantaye Kidd Peyton
   3813 Pleasant Valley Road
   (South side of Pleasant Valley Road, 250’ East of Castile Drive)
   Use and Parking Surface Variances to allow 220 square feet of an existing single-family dwelling to be used for retail sales, and to allow a grass parking surface in a R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum B-2, Neighborhood Business for retail sales, and that parking be asphalt, concrete or an approved alternative paving surface.

2. #5347
   (Case #ZON2006-00314)
   Saad & Vallas Realty Group, LLC (Dr. Lamar Snow, Owner)
   153 North Florida Street
   (East side of North Florida Street, 240’ North of Old Shell Road)
   Use and Off-Site Parking Variances to allow 25 off-site (paved) parking spaces in a B-1, Buffer Business District for an adjacent (across the street) Naman’s Midtown Market; a minimum of B-2, Neighborhood Business District is required and all parking is required to be on site.

3. #5348
   (Case #ZON2006-00325)
   Lee Olander (Margie R. McCaulla, Owner)
   (South side of Overlook Road, 250’ West of Moffett Road)
   Use Variance to allow a multi-building (12), 389 unit, self-storage facility development in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of B-2, Neighborhood Business with Planning Approval, or allows the use by right in a B-3, Community Business District.
4. **#5349**
   (Case #ZON2006-00355)
   Michael M. Blankenship
   2304 Taylor Avenue
   (North side of Taylor Avenue, 495’+ East of Pinehill Drive)
   **Side Yard and Combined Side Yard Variances** to allow the construction of a single-family dwelling with an attached 12’ x 24’ garage within 1.9’ of a side (East) property line, within 7.17’ of the side (West) property line and to allow a combined side yard total of 9.1’; an 8’ minimum side yard setback and a 20’ combined side yard total are required for a 60’ wide lot in an R-1, Single-Family Residential District.