

**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.