

**AGENDA
OCTOBER 3, 2011
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman William Guess

II. HOLDOVERS:

1. #5699 / 5325

(Case #ZON2011-01701)

The Wooden Boat Ministry

360 Rapier Avenue

(Northwest corner of Rapier Avenue and Texas Street).

Use, Parking Ratio, Landscaping and Tree Planting Variances to allow an existing 3,255 square foot building to be used as a non-profit boat building operation with no on-site parking and no landscaping and tree plantings in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum I-1, Light Industry District for a boat building operation, eleven on-site parking spaces, that 12% of the site be landscaped with 60% landscaping within the front of the building line, and the planting of five overstory and two understory trees.

III. PUBLIC HEARINGS:

2. #5706/1048

(Case #ZON2011-02142)

Harkness Properties, Inc.

2724 Old Shell Road

(Northeast corner of Old Shell Road and Bay Shore Avenue)

Parking Ratio, Front Setback, Side Street Side Yard Setback Variances to allow an existing 12,641 square-foot structure that is within 22 feet from the front property line and within zero feet (and extends into the right-of-way) of the side property line, to be converted into a medical office and construction of 40 new parking spaces in a B-2, Neighborhood Business District (rezoning pending); the Zoning Ordinance requires at least a 25-foot front yard setback and a 20-foot side street side yard setback, and at least 42 on site parking spaces for a medical office in a B-2, Neighborhood Business District (rezoning pending).

3. **#5707**
(Case #ZON2011-02251)
Access Motors c/o Dustin Akkroun
151 Schillinger Road South
(Southwest corner of Schillinger Road South and Schillinger Park West)
Surfacing, Maneuvering, and Side Street Side Yard Setback Variances to allow an automobile dealership with aggregate surfacing for inventory display, head-in, back-out parking, and a carport structure within zero feet of the side property line in a B-3, Community Business District; the Zoning Ordinance requires vehicle inventory areas and parking lots to be paved with asphalt, concrete, or an approved alternative paving surface, all vehicle maneuvering area to be on-site, and at least a 20-foot setback for a side street side yard in a B-3, Community Business District.

4. **#5708/5685**
(Case #ZON2011-02273)
Advanced Disposal Services Gulf Coast, LLC & Jeffrey E. Quinnelly
6225 Rangeline Road
(East side of Rangeline Road, 1400'± North of Old Rangeline Road)
Surfacing, Off-Site Parking, Access/Maneuvering, and Front Landscaping Area Variances to allow a disposal and recycling facility with gravel parking and maneuvering area, off-site parking, 20' access/maneuvering area, and reduced front landscaping area in a B-5, Office-Distribution District; the Zoning Ordinance requires parking and maneuvering areas to be paved with asphalt, concrete, or an approved alternative paving surface, all parking to be provided on-site, access/maneuvering area to be a minimum of 24' wide, and 60% of minimum required landscaping area to be located between the right-of-way and the building in a B-5, Office-Distribution District.

5. **#5709/5514/5448**
(Case #ZON2011-02286)
L'Arche Mobile
109 Bradford Avenue
(East side of Bradford Avenue, 300'± North of Government Street).
Use, Access, Parking, Maneuvering, and Landscaping, Tree Planting Variances to allow a three-unit domiciliary care with a 7-foot wide driveway, undesignated parking and maneuvering area, and no landscaping or tree plantings in an R-1, Single-Family Residential District; Domiciliary Care Facilities require at least B-1, Buffer Business District Zoning to be allowed by right, a 24' wide drive, designated parking maneuvering area is required, and appropriate tree plantings and landscaping are required for this use.

6. **#5710**
(Case #ZON2011-02289)
Joseph N. Asarisi, P.E.
279 North Washington Avenue
(Southwest corner of North Washington Avenue and Congress Street)
Parking Ratio Variance to allow 38 parking spaces to serve an emergency shelter facility with 100 beds, a 3,925 square foot medical clinic, a 1,549 square foot dining area, and 7,541 square feet of office space; the Zoning Ordinance requires 53 parking spaces be provided for these uses within the Hank Aaron Loop.

7. **#5711**
(Case #ZON2011-02290)
Roto-Rooter Plumbing Service
22 Midtown Park West
(West side of Midtown Park West, 254'± North of Midtown Park South)
Sign Variance to allow a 200 square-foot off-premise wall sign; the Zoning Ordinance requires that all signs be on the same property as the business they serve.

8. **#5712/2444**
(Case #ZON2011-02295)
Thi Minh
454 Azalea Road
(West side of Azalea Road, 248± North of Pleasant Valley Service Road)
Administrative Appeal of a Staff Determination that a Planned Unit Development Approval is required because of a change in use and parking ratio requirements from a general business use to a restaurant use of a property which shares access, maneuvering, and parking with other separate properties in a B-2, Neighborhood Business District.

9. **#5713**
(Case #ZON2011-02297)
Patricia Abare
5526 Todd Acres Drive
(North side of Todd Acres Drive, 749± West of Commerce Boulevard West)
Use, Parking Ratio, Surfacing, Maneuvering, and Tree Planting Variances to allow an additional mobile home at an existing mobile home park with aggregate surfacing, substandard maneuvering areas, no designated parking, and no tree plantings in a B-5, Office Distribution District; the Zoning Ordinance requires a minimum of an R-3, Multi-Family Residential District, with Planning Commission approval for a mobile home park, surfacing of all parking and maneuvering areas with concrete, asphalt, or approved alternative surface, 24' wide maneuvering areas, designated parking of 1.5 spaces per dwelling unit, and full compliance with tree planting and landscaping requirements.

10. **#5714**
(Case #ZON2011-02310)
Chassity Grech Ebbole
2156 Airport Boulevard
(North side of Airport Boulevard, 257' ± West of Mohawk Street)
Use, Access, and Surfacing Variances to allow a tattoo parlor with substandard access and aggregate parking surfacing in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum of a B-3, Community Business District, zoning with a 24' wide driveway and parking that is paved with concrete, asphalt, or an approved alternative surface.
11. **#5715**
(Case #ZON2011-02312)
Casmarah Mani
1318 Congress Street
(Northeast corner of Congress Street and Cuba Street)
Use, Parking Ratio, Frontage Landscaping, Tree Planting, and Buffer Variances to allow a convenience store with no on-site parking, reduced frontage landscaping, no tree plantings, and no residential buffer in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District for a convenience store with all required parking to be provided on site, full compliance with tree and landscaping ordinances, and a buffer between commercial and residential uses.

IV. **OTHER BUSINESS:**