

**AGENDA
MARCH 5, 2012
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS

1. #5725

(Case #ZON2011-02806)

Zion Baptist Church

2514 Halls Mill Road

(Northwest corner of Halls Mill Road and Pollard Lane).

Surfacing, Access and Maneuvering, and Parking Ratio Variance to allow a church with a grass parking area, no designated parking spaces, and a 10-foot wide asphalt drive in an R-1, Single-Family Residential District; the Zoning Ordinance requires designated parking spaces equal to one space per four seats surfaced with asphalt or concrete, with two-way drive aisles a minimum width of 24 feet for a church in an R-1, Single-Family Residential District.

2. #5733

(Case #ZON2012-00004)

American Family Care

5235 Rangeline Service Road South

(South side of Rangeline Road South, 160'± East of Halls Mill Road).

Sign Variance to allow three additional wall signs for a tenant and two additional wall signs for a corner tenant in a group business site in a B-3, Community Business District; the Zoning Ordinance allows one wall sign per tenant or one wall sign per street frontage for a corner tenant and one freestanding sign for the development on a group business site in a in a B-3, Community Business District.

IV. PUBLIC HEARINGS:

3. #5734
(Case #ZON2012-00384)
American Family Care
535 Schillinger Road
(Southeast corner of Schillinger Road and Thomas Road).
Sign Variance to allow three additional wall signs per tenant on a group business site in a B-3, Community Business District; the Zoning Ordinance allows one wall sign per tenant and one freestanding sign for the development on a group business site in a B-3, Community Business District.

4. #5735
(Case #ZON2012-00392)
American Family Care
900 Montlimar Drive
(West side of Montlimar Drive, 615'± South of Airport Boulevard).
Sign Variance to allow wall sign for a single business that exceeds 30% of the usable wall area in a B-3, Community Business District; the Zoning Ordinance limits the size of wall signs to no more than 30% of the usable wall area in a B-3, Community Business District.

5. #5736
(Case #ZON2012-00401)
Robert V. Kelly
7212 L and N Circle
(North side of L and N Circle, 500'± West of Smith Street).
Use Variance to allow a mobile home as second dwelling unit in a R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum zoning of R-2, Two-Family Residential District with Planning Commission Approval to allow two dwelling units (with one being a mobile home) in an R-1, Single-Family Residential District.

6. #5737
(Case #ZON2012-00403)
Ian Thorneycroft
21 Hillwood Road
(East side of Hillwood Road, 600'± South of Old Shell Road).
Side Yard Setback Variance to allow necessary mechanical equipment within 4' of a side property line in an R-1, Single-Family Residential District; the Zoning Ordinance allows necessary mechanical equipment to project not more than 2' into any yard R-1, Single-Family Residential District, in this case no closer than 6' to the side property line.

V. OTHER BUSINESS