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 Thornycroft  
   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**