

**AGENDA
MAY 7, 2012
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER

Chairman William Guess

II. APPROVAL OF MINUTES

III. HOLDOVERS

1. #5744

(Case #ZON2012-00752)

Anthony Denson

704 South Broad Street

(West side of South Broad Street, 155'± North of Virginia Street).

Use, Parking Ratio, and Multiple Building Variances to allow an 800 square foot take-out restaurant with an existing detached storage building with two parking spaces in an R-3, Multiple-Family Residential District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District for restaurant, Planned Unit Development approval for multiple buildings on a single building site, and four parking spaces.

2. #5745

(Case #ZON2012-00753)

Hossein Ali Mohandessi

2600 Government Boulevard

(Northeast corner of Government Boulevard Service Road and Merwina Avenue extending to the Southwest corner of Government Boulevard Service Road and Kreitner Street).

Use and Front Setback Variances to allow an automobile sales business in a B-2, Neighborhood Business District and construction of a building within 5 feet of both the Kreitner Street property line and the Merwina Street property line; the Zoning Ordinance requires a minimum of a B-3, Community Business District for automobile sales, and setback of at least 20 feet along secondary street frontages.

IV. PUBLIC HEARINGS

3. #5746/5449

(Case #ZON2012-00797)

William Tindall

2032 Airport Boulevard

(Northwest corner of Airport Boulevard and the CN Railway right-of-way).

Sign Variance to amend a previous Sign Variance to allow two wall signs for a tenant at a multi-tenant site in a B-3, Community Business District; the Zoning Ordinance allows one wall sign per tenant at a multi-tenant site in a B-3, Community Business District.

4. #5747

(Case #ZON2012-00981)

Betbeze Realty Co., (Joey Betbeze, Agent)

3585 Desirrah Drive South

(South side of Desirrah Drive South, 185'± East of its West terminus).

Use Variance to allow a catering shop in an I-1, Light Industry District; the Zoning Ordinance does not allow a catering shop in an I-1, Light Industry District.

5. #5748/5627/3332

(Case #ZON2012-01031)

Vincent Boothe

1514 South Broad Street

(West side of South Broad Street, 200'± South of Sutton Avenue, extending to Lucille Street [unopened right-of-way]).

Front Yard Setback and Vehicle Stacking Area Variances to amend a previous variance to allow a doorway awning within 15' of the front property line, and a driveway gate with a 37' vehicle stacking area in a B-5, Office-Distribution District; the Zoning Ordinance requires a 25' minimum front yard setback for building structures, and requires a 51' vehicle stacking area in a B-5, Office-Distribution District.

V. OTHER BUSINESS