AGENDA
JUNE 2, 2003
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. #5180/5161/4932/4866/3018
   (Case #ZON2003-00987)
   Kimberly S. Garris
   2910 Pleasant Valley Road
   (North side of Pleasant Valley Road, 110’ East of Lundy Lane)
   Use, Parking Surface and Access/Maneuvering Variances to re-open an existing
   variance to allow the expansion of an existing daycare in an R-1, Single-Family
   Residential District, to allow an aggregate surface parking lot, and substandard
   driveways; a daycare is allowed with Planning Approval in a B-1, Buffer Business
   District and by right in a B-2, Neighborhood Business District, the Zoning
   Ordinance requires all parking to be asphalt, concrete or an approved alternative
   paving surface, and a 12’ wide drive is required for one way access.

2. #5181
   (Case #ZON2003-00988)
   Medicap Pharmacy #314 (Jodi C. Silvio, P. D., Owner)
   2550 Emogene Street
   (Northwest corner of Emogene Street and South Florida Street)
   Parking Ratio Variance to allow a parking facility for a pharmacy with ten (10) on
   site parking spaces; fifteen (15) on site parking spaces are required for a pharmacy
   with 4,425 square feet of retail and/or office space.

IV. PUBLIC HEARINGS:

1. #5184
   (Case #ZON2003-01090)
   Bay Chevrolet, Inc., Nelson Sign Co.
   2900 Government Boulevard
   (Northeast corner of Government Boulevard and Farnell Lane, extending to Brossett
   Street)
   Sign Variance to allow four wall signs for a single building on a multi-tenant site;
   only one wall sign per tenant is allowed.
2. #5185/5138  
(Case #ZON2003-01169)  
**J. Stephen Harvey**  
2050 Government Street  
(Area bounded by Government Street to the South, Airport Boulevard to the North and Williams Street and the Illinois Central Gulf Railroad right-of-way to the East)  
**Sign Variance to allow a second freestanding sign; a maximum of one freestanding sign is allowed on a single-tenant site.**

3. #5186  
(Case #ZON2003-01183)  
**John P. Vallas, Jr.**  
450 and 450 ½ Williams Street  
(Southwest corner of Williams Street and Granger Street)  
**Use and Parking Ratio Variances to allow a three unit residential dwelling and one parking space in an R-1, Single-Family Residential District; only one dwelling unit is allowed in an R-1, Single-Family Residential District and five parking spaces are required for a three unit residential dwelling.**

4. #5187  
(Case #ZON2003-01192)  
**Johnny Roberts**  
102 Hillwood Road  
(Southwest corner of Hillwood Road and Drury Lane)  
**Fence Height Variances to allow the construction of a 7’6” masonry wall, 1’ from the front property line and a 10’ wall on a side property line; a 25’ front yard setback is required from the front property line for a wall or fence higher than 3-feet in an R-1, Single-Family Residential District.**

5. #5188  
(Case #ZON2003-01193)  
**Steve and Rhonda Reed**  
101 Hillwood Road  
(East side of Hillwood Road, 175’ + South of Vickers Place, extending to McGregor Avenue)  
**Fence Height Variance to allow the construction of an 8’ masonry wall on the front property line (McGregor Avenue); a 25’ front yard setback is required from the front property line for a wall or fence higher than 3-feet in an R-1, Single-Family Residential District.**