

**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.