

**AGENDA  
OCTOBER 1, 2007  
BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman Reid Cummings

**II. HOLDOVERS:**

1. # 5427

(Case #ZON2007-02041)

**Anthony Richardson and Christopher Calhoun, Sr.**

**1907 Prichard Avenue West**

Southeast corner of Prichard Avenue West and Summerville Street.

**Use, Parking/Maneuvering, Landscaping and Tree Planting Variances to allow a convenience store on the ground floor with a studio apartment (single-family dwelling) on the second floor in an R-1, Single-Family Residential District, with undesignated parking and maneuvering areas, no landscaping provided and no trees on site; the Zoning Ordinance requires B-2, Neighborhood Business District, for a convenience store on the ground floor with a single-family dwelling on the second floor, striped parking stalls, 24' wide maneuvering area, 12 percent landscaping, and 22 total trees (15 overstory and 7 understory) are required.**

**III. PUBLIC HEARINGS:**

2. #5433

(Case #ZON2007-02256)

**Norman R. Higgins, Jr.**

**951 Linlen Avenue**

(East side of Linlen Avenue, 400'± North of Chandler Street).

**Side and Rear Yard Setback Variances to allow the construction of a carport 0.5' off a side property line and 2.0' off a rear property line on a 70'-wide lot in an R-1, Single-Family Residential District; an 8' minimum side yard setback and an 8' rear setback are required on a 70'-wide lot in an R-1, Single-Family Residential District.**

3. **#5434**  
(Case #ZON2007-02258)  
**Chartersouth, Inc.**  
1248 Hillcrest Road  
(Northwest corner of Hillcrest Road and Grelot Road).  
**Front Yard Setback Variance to allow the construction of a convenience store gasoline pump canopy within 17' of a front property line in a B-2, Neighborhood Business District; a 25' front yard setback is required for all structures in a B-2, Neighborhood Business District.**
  
4. **#5435/5386**  
(Case #ZON2007-02262)  
**Way of Life Community Church**  
**1764 Riverside Drive**  
(North side of Riverside Drive, 400'± West of Club House Road).  
**Use Variance to allow a seven-month extension of approval on a previously approved Use Variance to allow a temporary disaster relief volunteer camp (kitchen, dining, sleeping and shower trailers) in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow disaster relief camps or habitable trailers in R-1, Single-Family Residential Districts.**
  
5. **#5436**  
(Case #ZON2007-02279)  
**Carl B. & Brenda J. Humphreys**  
**3013 Riverside Drive**  
(East side of Riverside Drive, 70'± North of Grove Court).  
**Use Variance to allow an accessory structure to be used as an additional dwelling in an R-1, Single-Family Residential District; only one dwelling is allowed on a site in an R-1, Single-Family Residential District.**
  
6. **#5437**  
(Case #ZON2007-02281)  
**Byron D. Ray, III & Anna K. Ray**  
West side of Hawthorne Place North, 355'± South of Kingsway Drive.  
**Site Variance to allow the construction of a single-family dwelling with 38.2% total site coverage in an R-1, Single-Family Residential District; the Zoning Ordinance allows a maximum site coverage of 35% by all structures in an R-1, Single-Family Residential District.**

7. **#5438/5396**  
(Case #ZON2007-02282)  
**Shiloh Missionary Baptist Church**  
**2756 Old Shell Road**  
(Northwest corner of Old Shell Road and Bay Shore Avenue).  
**Parking Ratio Variance to allow 171 parking spaces at a 750-seat church; the Zoning Ordinance requires 188 parking spaces (one per four seats) for a 750-seat church.**
8. **#5439**  
(Case #ZON2007-02283)  
**Ron & Co. (Ron Twilley)**  
**211 West Drive**  
(East side of West Drive at the East terminus of Northwoods Court, extending to the West side of Center Drive).  
**Fence Height Variance to allow the construction of a 6' high privacy fence with brick columns setback a minimum of 6' from the West Drive (front street) property line; a 25' front yard setback is required in an R-3, Multi-Family Residential district.**
9. **#5440**  
(Case #ZON2007-02284)  
**Christopher Schatzman**  
Northwest corner of Old Shell Road and Austill Avenue.  
**Fence Height Variance to allow the construction of an 8' high masonry wall along the Old Shell Road (side street) property line; a 20' side yard setback is required along a side street (Old Shell Road) in an R-1, Single-Family Residential District.**