

AGENDA
August 7, 2017
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman William L. Guess

II. ROLL CALL

	William L. Guess, Chairman
	Sanford Davis, Vice-Chairman
	Vernon Coleman
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	John Burroughs

III. HOLDOVERS:

1. #6119/6063

(Case #BOA-0000134-2017)

5054 OSR, LLC

5070 & 5054 Old Shell Road

(Northeast corner of Old Shell Road and Border Drive North and the West side of Border Drive North, extending to the East side of Parkway East, 220'± North of Old Shell Road).

Use, Multiple Structures, Side Street Side Yard Setback, Off-Site Parking, Surfacing, and Reduced Landscape Area Variances to allow a restaurant in an R-1, Single Family Residential District with multiple structures on a single building site, a 6'-8' high masonry wall within 7.5'± of a side street side yard, off-site parking surfaced with crushed stone, and reduced landscape area; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District for a restaurant, a single structure per building site, a 20' side street side yard setback for walls taller than 3', all required parking to be provided on-site and surfaced with either asphalt or concrete, and full compliance with landscape area requirements.

Council District 7

2. **#6020/3149/1870**
(Case #ZON2015-02567)
McDowell Knight Roedder & Sledge, LLC
501 & 581 Cochrane Causeway
(West side of Cochrane Causeway, 3/4 ± North of the Bankhead Tunnel.)
Administrative Appeal of a staff determination that the handling and storage of coal in an I-2, Heavy Industry District requires Planning Approval. The applicant contends that coal is not a hazardous material, and therefore should not require Planning Approval.
Council District 2

IV. EXTENSIONS:

3. **#6071**
(Case #ZON2016-02181)
Michael R. Delaney
69 Oakland Avenue
(Southeast corner of Oakland Avenue and Ridgelawn Drive East).
Setback Variance to allow an outdoor kitchen 1' from the side yard property line in an R-1, Single Family Residential District; the Zoning Ordinance requires a minimum 8' side yard setback for all building structures in an R-1, Single Family Residential District.
Council District 7

V. PUBLIC HEARINGS:

4. **#6123/6072**
(Case #BOA-000148-2017)
Beavers, Inc.
5466 Inn Road
(West side of Inn Road, 154' ± South of Tillmans Corner Parkway)
Sign Variance to allow a 49.7' tall freestanding sign in a B-3, Community Business District; the Zoning Ordinance does not allow freestanding signs to exceed a maximum height of 35' in a B-3, Community Business District.
Council District 4

5. **#6124/6094**
(Case #BOA-000152-2017)
Pan American Engineers, LLC
5383 US Highway 90 West
(East side of US Highway 90 West, 30'± North of the West terminus of Halls Mill Road).
Setback Variance to allow a gas pump canopy within 15' of a street front property line in a B-3, Community Business District; the Zoning Ordinance requires a minimum 25' street frontage setback in a B-3, Community Business District.
Council District 4
6. **#6125**
(Case #BOA-000154-2017)
Courtney Mason and John Clardy
2100 Airport Boulevard
(Northwest corner of Airport Boulevard and Glenwood Street and West side of Glenwood Street, 197'± North of Airport Boulevard).
Off-Site Parking, Landscaping and Maneuvering Variances to allow parking on a separate property and within the public right-of-way, reduced landscaping on both the main business and off-site parking area, and vehicular maneuvering area within the public right-of-way for a multi-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance requires all parking to be on-site, the site to comply with the minimum landscaping ratios, and all vehicular maneuvering areas to be located out of the right-of-way for a multi-tenant commercial site in a B-3, Community Business District.
Council District 1
7. **#6126**
(Case #BOA-000157-2017)
HSC Mobile LLC
635 Schillinger Road North
(West side of Schillinger Road North, 250'± South of Zeigler Boulevard).
Sign Variance to allow a 216 square-foot wall sign to occupy 49.5% of a 436 square-foot usable wall area on a single-tenant site in a B-3, Community Business District; the Zoning Ordinance does not allow a wall sign to exceed 30% or 131 square feet of a 436 square-foot usable wall area on a single-tenant site in a B-3, Community Business District.
Council District 7

VI. OTHER BUSINESS: