

**AGENDA
DECEMBER 3, 2007
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II HOLDOVERS:

1. #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.

2. #5441

(Case #ZON2007-02355)

Chris Bowen

2712 Old Shell Road

Northeast corner of Old Shell Road and Randolph Street.

Access/Maneuvering, Parking Ratio, Landscaping and Tree Planting, and Buffer Variances to allow nose-in parking, a 10'-wide drive and undesignated maneuvering area, undesignated parking, no landscaping and tree planting, and no residential buffer in a B-2, Neighborhood Business District; nose-in parking is not allowed, drives must be 24' wide and maneuvering areas must be designated, four designated parking spaces must be provided, frontage landscaping and six frontage trees are required, and a 6' high residential buffer fence must be provided in a B-2, Neighborhood Business District.

3. #5442
(Case #ZON2007-02435)
Brad Green & Amy Mitzner
3269 Stein Street
South side of Stein Street, 55'± East of Batre Lane.
Side Yard Setback Variance to allow the construction of a 17.4' x 31.2' carport on a side property line; an 8' minimum side yard setback is required in an R-1, Single-Family Residential District.

4. #5443
(Case #ZON2007-02440)
Raynald Holder
114 North Catherine Street
East side of North Catherine Street, 350'± North of Old Shell Road.
Use Variance to allow a duplex in an R-1, Single-Family Residential District; R-2, Two-Family Residential use is not allowed in an R-1, Single-Family Residential District.

5. #5444
(Case #ZON2007-02451)
Marshall & Michelle Sanford
1251 Lake Circle West
Southeast corner of Lake Circle West and Lake Circle North.
Side Street Yard Setback to allow the construction of an 8'-high wooden privacy fence along the side street property line in an R-1, Single-Family Residential District; a 20' side street yard setback is required for an 8'-high privacy fence in an R-1, Single-Family Residential District.

6. #5445/5255
(Case #ZON2007-02498)
Gregory Breedlove
66 Turnin Lane
West side of Turnin Lane, 430'± South of Wimbledon Drive West.
Front Yard Setback Variance to allow the construction of 6' high stucco columns for an iron fence and gate within 12'-6" of the front property line in an R-1, Single-Family Residential District; a 25' front yard setback is required in an R-1, Single-Family Residential District.

7. **#5446**
(Case #ZON2007-02499)
Ngoc Nguyen
2756 Mauvilla Drive
North side of Mauvilla Drive, 100'± East of Sullivan Avenue.
Use Variance to allow a vehicular storage warehouse in a B-2, Neighborhood Business District; a vehicular storage warehouse requires a minimum B-3, Community Business District.

III. PUBLIC HEARINGS:

8. **#5447**
(Case #ZON2007-02671)
Derrick Trevor Fowler
15 Benedict Place
East side of Benedict Place, 420'± South of Dauphin Street.
Side Yard Setback Variance to allow the construction of a 12' x 20' garage within 3' of a side property line; an 8' side yard setback is required in an R-1, Single-Family Residential District.
9. **#5448**
(Case #ZON2007-02677)
Golden Gate Properties
109 Bradford Avenue
East side of Bradford Avenue, 300'± North of Government Street.
Use, Access, Parking/Maneuvering, and Landscaping /Tree Planting Variances to allow a four-unit apartment house with a 7' wide drive, undesignated parking/maneuvering area, and no landscaping or tree plantings in an R-1, Single-Family Residential District; Multi-Family dwellings are not allowed in an R-1, Single-Family Residential District, a 24' wide drive and a designated parking/maneuvering area is required, and three frontage trees and frontage landscaping are required for R-3 use.

10. #5449
(Case #ZON2007-02701)
Lamar Advertising
2032 Airport Boulevard
Northwest corner of Airport Boulevard and the Illinois Central Gulf Railroad right-of-way.
Sign Variance to allow an on-premise sign to also include off-premise advertising; the Zoning Ordinance requires that on-premise signs advertise only for businesses located on the property on which the sign is located. Off-premise sign regulations are separate and relate to signs which generally advertise businesses or products not located on the property on which the sign is located.

11. #5450
(Case #ZON2007-02707)
Crichton Church of God in Christ
200 Ogden Avenue
East side of Ogden Avenue, 380'± South of Spring Hill Avenue.
Front Yard Setback, Parking Surface and Maneuvering, and Landscaping
Variations to allow the construction of a vestibule within 16'-7" of the front property line, to continue to use a grass parking area, and not provide landscaping for a church expansion; a 25' front yard setback is required, parking surfaces must be asphalt, concrete, or an approved alternative surface with designated parking stalls and maneuvering areas, and frontage landscaping is required.

12. #5451
(Case #ZON2007-02720)
Robin W. Tankersley
115 North Ann Street
West side of North Ann Street, 310'± North of Old Shell Road.
Use, Access, Parking Ratio, Parking Surface, and Frontage Landscaping/Tree Planting Variations to allow a three-unit apartment house with a 17'± wide drive, four parking spaces, gravel parking surface, and no frontage landscaping/trees in an R-1, Single-Family Residential district; Multi-Family Residential use is not allowed in an R-1, Single-Family Residential district, a 24'-wide drive, five parking spaces, asphalt, concrete, or an approved alternative parking surface, frontage landscaping and four frontage trees are required for R-3 use.

13. #5452/5158/3153
(Case #ZON2007-02724)

Dale Halladay

1570 Dauphin Street

North side of Dauphin Street, 335'± East of North Monterey Street.

Use, Access, Parking/Maneuvering, and Landscaping/Tree Planting Variances to amend a previously approved Use Variance to allow two dwelling units (three units total on-site) in an R-1, Single-Family Residential district to be rented to non-family members (an R-3, Multi-Family Residential use), with a 9'± wide drive, non-designated parking and maneuvering areas, and no landscaping/tree plantings; the previous variance limited rental to only family members, and an R-3 use requires a 24' wide drive and maneuvering area, five designated parking spaces, and four tree plantings and frontage landscaping.

14. #5453
(Case #ZON2007-02733)

Lewis F. Mayson

North side of Church Street, 100'± West of Chatham Street.

Front and Rear Yard Setback Variances to allow the construction of a single-family dwelling and 6' high masonry wall within 15' of the front property line, and a storage building within 5' of the rear property line within a historic district; a 19' front yard setback and an 8' rear yard setback are required within a historic district.