BOARD OF ZONING ADJUSTMENT

AGENDA

February 7, 2022 - 2:00 P.M.

Auditorium, Government Plaza

I.   CALL TO ORDER:

Chairman William Guess

II.   ROLL CALL

	William L. Guess, Chairman
	Sanford Davis, Vice-Chairman
	Gregory Morris, Sr.
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	William C. Carroll, III

III.   ADOPTION OF THE AGENDA:

IV.   HOLDOVERS:

1.   **#6432/1319**
        (Case #BOA-001861-2021)
        <u>**Jeffery E. Quinnelly**</u>
        3650 Old Shell Road
        (North side of Old Shell Road, 97'± West of Bishops Lane North, extending to the West side of Bishops Lane North, 206'± North of Old Shell Road).
        Multiple Buildings on a Single Building Site, Front Yard Setback, Parking Ratio, Frontage Landscaping, and Frontage and Perimeter Tree Planting Variances to allow multiple buildings on a single building site, with one building encroaching into the required front yard setback, a reduced number of parking spaces, reduced frontage landscaping, reduced frontage tree plantings and no perimeter tree

plantings in a B-3, Community Business District; the Zoning Ordinance does not allow more than one building per building site, requires a compliant front yard setback, a compliant number of parking spaces for uses, compliant frontage landscaping area, and compliant frontage and perimeter tree plantings in a B-3, Community Business District.
Council District 7

V.   EXTENSIONS:

2.   **#6398**
      (Case #BOA-001654-2021)
      <u>**Barton & Shumer Engineering, LLC**</u>
      2600 First Avenue
      (Northwest corner of First Avenue and Jessie Street).
      Use, Side Street Side Yard Setback, Dumpster Setback, Residential Buffer, Off-Street Loading, Parking Lot Screening and Tree Planting Variances to allow a grocery/convenience store with reduced side street side yard and dumpster setbacks, no on-site residential buffer, no off-street loading area, no parking lot screening, and no tree plantings in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow a grocery/convenience store in an R-1, Single-Family Residential District, and requires compliance with side street side yard setbacks, dumpster setbacks, residential buffers, off-street loading, parking lot screening and tree planting requirements for commercial uses.
      Council District 1

VI.   PUBLIC HEARINGS:

3.   **#6441**
      (Case #BOA-001916-2021)
      <u>**Tonique Burns**</u>
      870 Carleton Avenue
      (North side of Carleton Avenue at the North terminus of Wright Street).
      Use Variance to allow a maximum of ten (10) children in a home-based child day care business in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow more than six (6) children in a home-based child day care business in an R-1, Single-Family Residential District.
      Council District 1

4. **#6442/6026/5917**
    (Case #BOA-001938-2022)
    <u>**Mitchell Signs, Inc (Stephanie Nowell, Agent)**</u>
    106 St. Francis Street
    (Northwest corner of St. Francis Street and North Royal Street).
    Sign Variance to allow increased size for upper building signs, increased number of upper building signs for a building less than 10 stories tall, and internally illuminated signage in a T-6 Sub-District of the Downtown Development District, and within a Historic District; the Zoning Ordinance limits the size of upper building signs and the number of building signs, and does not allow internally illuminated signage in a T-6 Sub-District of the Downtown Development District, and within a Historic District.
    Council District 2

5. **#6443/6026/5917**
    (Case #BOA-001939-2022)
    <u>**Mitchell Signs, Inc (Stephanie Nowell, Agent)**</u>
    56 St. Joseph Street
    (Northeast corner of St. Joseph Street and St. Francis Street).
    Sign Variance to allow increased size for a corner projecting sign and internally illuminated signage in a T-6 Sub-District of the Downtown Development District, and within a Historic District; the Zoning Ordinance limits the size of corner projecting signs and does not allow internally illuminated signage in a T-6 Sub-District of the Downtown Development District, and within a Historic District.
    Council District 2

VII. <u>OTHER BUSINESS:</u>