

**AGENDA
JANUARY 3, 2011
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. PUBLIC HEARINGS:

1. #5650

(Case #ZON2010-02888)

Fortis College (Wrico Signs, Inc., Agent)

300 Azalea Road

(West side of Azalea Road, 810'± South of Airport Boulevard).

Sign Variance to allow two wall signs for a tenant on a multi-tenant commercial site in a B-2, Neighborhood Business District; the Zoning Ordinance allows only one wall sign per tenant on a multi-tenant commercial site in a B-2, Neighborhood Business District.

2. #5651

(Case #ZON2010-02891)

Henry A. Schwarz, III

2453 Venetia Road

(East side of Venetia Road [private street], ¼ mile± South of Venetia Road [public right-of-way]).

Use Variance to allow the construction of a non-habitable carport and boat storage building as the primary structure for recreational purposes with no primary dwelling on a property in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow an accessory structure as the primary structure without a dwelling on a property in an R-1, Single-Family Residential District.

3. **#5652**
(Case #ZON2010-02892)
Gulf Coast Office Products
863 Lakeside Drive
(East side of Lakeside Drive at the East terminus of Lakeside Court).
Parking, Landscaping, and Tree Planting Variances to allow a 4,000 square-foot office/warehouse addition to an existing 5,500 square-foot office/warehouse building with six on-site parking spaces, 205 square feet of frontage landscaping, and eleven total new trees to be planted on site in a B-3, Community Business District; the Zoning Ordinance requires twelve on-site parking spaces for a 9,500 square-foot office/warehouse building, 1,596 square feet of frontage landscaping, and twelve total new trees to be planted in a B-3, Community Business District.

4. **#5653**
(Case #ZON2010-02893)
Marine Rigging, Inc. (Gary D. E. Cowles, Agent)
500 and 552 Beaugard Street
(West side of North Lawrence Street, extending from Beaugard Street to Stuart Circle).
Use and Parking Surface Variances to allow tension testing and research of marine rigging components with a gravel-surface work area/lay-down yard in a B-4, General Business District; the Zoning Ordinance does not allow a testing and research laboratory and work yards/lay-down yards must be paved in asphalt, concrete, or an approved alternative paving surface in a B-4, General Business District.

5. **#5654**
(Case #ZON2010-02894)
Animal Rescue Foundation
6140 Rangeline Road
(West side of Rangeline Road, 8/10 mile+ North of Hamilton Boulevard).
Use, Parking and Fence Height Variances to allow an animal shelter with outdoor runs, non-designated on-site parking, and a 9'-high chain link fence in a B-5, Office-Distribution District; the Zoning Ordinance does not allow an animal shelter or outdoor animal runs in a B-5 Office-Distribution District, requires designated on-site parking spaces, and allows fences to be a maximum height of 8' in a B-5, Office-Distribution District.

6. **#5655**
(Case #ZON2010-02895)
Mobile Terrace Christian Center (William T. Partridge, Jr., Agent)
7154 Ninth Street
(North side of Ninth Street, 200'± East of Lincoln Boulevard).
Parking Ratio and Maneuvering, Front and Side Yard Setback, and Site Coverage Variances to allow three on-site parking spaces for a 2,064 square-foot church youth annex with nose-in/back-out maneuvering in the right-of-way, with a 20' front yard setback and 4'-10" side yard setback, and 42% site coverage in an R-1, Single-Family Residential District; the Zoning Ordinance requires seven parking spaces with on-site maneuvering for a church youth annex, a 25' front yard setback and 7'-2" side yard setback, and maximum site coverage of 35% in an R-1, Single-Family Residential District.
7. **#5656/5353**
(Case #ZON2010-02898)
Nedra Stimpson
4360 The Cedars
(North side of The Cedars, 370'± East of North McGregor Avenue).
Side Yard and Combined Side Yard Setback Variances to allow the construction of a carport within 5'-5" of a side property line with combined side yards of 9'-6" in an R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' minimum side yard setback with combined side yards of 20' in an R-1, Single-Family Residential District.
8. **#5657**
(Case #ZON2010-02911)
Mid-Bay Ventures, LLC
Northwest corner of US Highway 90 West and Larue Steiner Road.
Parking Ratio Variance and Administrative Appeal of a Staff Determination to allow 64 parking spaces for a 19,097 square-foot showroom/office building and 15,000 square-foot fenced outdoor display area (34,097 square feet total) in a B-3, Community Business District, and Administrative Appeal of that parking requirement determination by staff; the Zoning Ordinance requires 64 parking spaces for a 19,097 square-foot showroom/office building and staff has determined that a 15,000 square-foot fenced outdoor display area should also be included in the parking calculations requiring a total of 114 parking spaces for the entire 34,097 square feet of combined area in a B-3, Community Business District.

IV. **OTHER BUSINESS**