

**AGENDA
APRIL 4, 2011
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. #5531/5662

(Case #ZON2011-00311)

Napoleon McCoverly

208 North Lafayette Street

(Southeast corner of North Lafayette Street and St. Stephens Road).

Use, Off-Site Parking, Buffer Fencing, and Buffer Fence Height Variances to allow a 363 square feet addition and parking in an R-1, Single-Family Residential District, and off-site parking in a B-2, Neighborhood Business District, no buffer fencing facing across-street residential zoning, and to allow 4' high and 5' high buffer fence heights; the Zoning Ordinance does not allow parking in an R-1, Single-Family Residential District, requires all parking to be on-site in a B-2, Neighborhood Business District, requires a 3' high privacy fence along a parking lot street frontage facing across-street residential use, and requires a buffer fence to be 6' high along adjacent residentially used properties.

IV. PUBLIC HEARINGS:

2. **#5667**

(Case #ZON2011-00456)

Renania Gipson

6795 & 6885 Simpson Road

(Northern terminus of Simpson Road [private street]).

Use, Parking, Surfacing, Maneuvering, Tree Planting, Landscaping, and Buffer Variances to allow the addition of a third mobile home to an existing non-conforming mobile home park with aggregate surfacing, no defined parking or accessways, no landscaping areas, and no buffers in an R-1, Single-Family Residential District; the Zoning Ordinance requires 1.5 designated parking spaces per dwelling unit, designated accessways of sufficient width, parking and accessways surfaced with concrete or asphalt, a buffer between commercial and residential properties, and a minimum of R-3, Multiple-Family Residential District zoning with Planning Approval for a mobile home park.

3. **#5668**

(Case #ZON2011-00457)

David L. Pitts

4512 Higgins Road

(North side of Higgins Road, 215'± West of Shipyard Road).

Use, Surfacing, and Multiple Buildings Variances to allow 20-unit mobile home park with a 2-unit apartment building (total of 22 dwelling units) with accessways and parking surfaced with aggregate materials, and multiple buildings on a building site in an R-1, Single-Family Residential District; the Zoning Ordinance requires accessways and parking to be surfaced with concrete or asphalt, for there to be only one building to a building site, and a minimum of R-3, Multiple-Family Residential District zoning with Planning Approval for a mobile home park.

4. **#5669**

(Case #ZON2011-00661)

Mercy Medical

2900 Springhill Avenue & 262 Union Avenue

(North side of Springhill Avenue, 159'± East of Union Avenue, extending North to Frederick Street; and the East side of Union Avenue, 53'± South of Frederick Street).

Off-Site Parking Variance to allow 32 off-site parking spaces for a medical office building in a B-3, Community Business District; the Zoning Ordinance requires all parking to be on the building site in a B-3, Community Business District.

5. **#5670**

(Case #ZON2011-00664)

Mr. Rooter Plumbing

2409 Wolf Ridge Road

(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).

Use, Setback, Parking, Maneuvering, Access, Surfacing, Buffer, Fence Height, and Multiple Buildings Variances to allow a Plumbing Contractor with multiple buildings on a single building site without Planned Unit Development approval, a building within 20 feet of the front property line, substandard accessways and maneuvering area, no designated parking, dirt and aggregate surfacing, no appropriate buffers, and a 6-foot high privacy fence within the front building setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires all buildings to be set back at least 25 feet from the front property line, only one building on a single building site unless approval of a Planned Unit Development has been obtained, all two-way accessways and maneuvering areas to be at least 24 feet in width, 8 parking spaces for 2,250 square feet of office/work space, all accessways, maneuvering area, and parking to be paved with concrete or asphalt, appropriate buffers between commercial and residential properties, for privacy fences to be no higher than 3 feet within the front yard setback, a minimum of a B-3, Community Business District zoning.

6. **#0099/5671**

(Case #ZON2011-00665)

First Church of Our Lord Jesus Christ

1801 Government Street

(Southwest corner of Government Street and Houston Street; and the East side of Houston Street 215' ± South of Government Street).

Setback, Parking Ratio, Off-Site Parking, Tree Planting, and Buffer Variances to allow an addition to an existing church building within 16 feet of a secondary front yard, 23 parking spaces located off-site, no tree plantings, and no appropriate buffers in a B-1, Buffer Business District; the Zoning Ordinance requires a minimum setback of 20 feet for a secondary front yard, 60 parking spaces for a 240-seat church sanctuary, for all parking to be located on the building site, tree plantings, and an appropriate buffer between commercial and residential properties in a B-1, Buffer Business District.

V. **OTHER BUSINESS**