

**AGENDA
DECEMBER 4, 2006
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:
Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. PUBLIC HEARINGS:

1. **#5392**
(Case #ZON2006-02297)
Tillie V. Warmack
501 Charleston Street
(Southwest corner of Charleston Street and South Lawrence Street).
Fence Height Variance to allow the construction of a 6' wooden privacy fence along a rear property line to the side street (South Lawrence Street) property line; a 20' setback is required for privacy fences over 3' high within a side street yard in an R-1, Single-Family Residential District.

2. **#5393**
(Case #ZON2006-02389)
Arlo Investments, Inc.
3755 Sheips Lane
(South side of Sheips Lane, 535' ± East of North McGregor Avenue).
Front Yard Setback and Site Coverage Variances to allow the expansion of an existing single-family dwelling within 7' of the front property line and to allow 40% site coverage; a 25' front yard setback and a maximum site coverage of 35% is allowed in an R-1, Single-Family Residential District.

3. **#5394**
(Case #ZON2006-02403)
Grant Harkness
1607 East I-65 Service Road South
(East side of East I-65 Service Road South, 950' ± North of I-65 Commerce Drive).
Parking and Access/Maneuvering Surface Variances to allow aggregate parking and access/maneuvering areas in an B-3, Community Business District; parking and access/maneuvering areas must be asphalt, concrete or an approved alternative paving surfaces in B-3, Community Business Districts.

4. **#5395**
(Case #ZON2006-02432)
Steven A. & Beverly Pat Black
2100 Old Military Road
(West side of Old Military Road, 735'± North of its South terminus).
Fence Height Variances to allow the construction of a 6' fence (20" brick base and 4'4" high wrought iron) with 6'6" brick columns, 2' from the front property line and a .6' solid wooden fence along the side property line within the 25' building setback line; a 25' front yard setback is required from the front property line is required for a wall or fence higher than 3-feet in an R-1, Single-Family Residential District.

5. **#5396**
(Case #ZON2006-02434)
Shiloh Missionary Baptist Church
2756 Old Shell Road
(Northwest corner of Old Shell Road and Bay Shore Avenue).
Use, Off-Site Parking and Parking Surface Variances to allow a church, to construct a 36' x 56' carport for 5 vehicles, temporary off-site parking spaces and an aggregate parking and maneuvering surface in an R-1, Single-Family Residential District; a church is allowed by right in an R-1, Single-Family Residential District with Planning Approval, the Zoning Ordinance requires all parking and structures to be located on-site; asphalt, concrete or an approved alternative paving surface is required for all parking and maneuvering areas.

6. **#5397/2755**
(Case #ZON2006-02437)
David A. Shivers
3267 Stein Street
(South side of Stein Street, 115'± East of Batre Lane).
Side Yard Setback and Combined Side Yards Variances to allow the construction of a dwelling addition within 3.5' of a side property line with 18.9' total combined side yards; an 8' minimum side yard setback and a minimum combined side yards of 20' are required in an R-1, Single-Family Residential District.

7. **#5398**
(Case #ZON2006-02450)
American Tennis Courts
West side of Bolton's Branch Drive, 620'± South of Halls Mill Road.
Use, Parking Surface, Fence Type and Fence Height Variances to allow a contractor's storage yard with limestone parking, and chain link fencing over 8' high in a B-3, Community Business District; contractor's storage yards require a minimum I-1, Light Industry District, parking surfaces must be asphalt, concrete, or an approved alternative paving surface, fencing must be a wooden privacy fence, and 8' is the maximum fence height allowed in a B-3, Community Business District.

8. #5399

(Case #ZON2006-02451)

R. D. Lowe's Painting

3221 Halls Mill Road

(South side of Halls Mill Road, 120'± West of Darwood Drive).

Parking and Access/Maneuvering Surface Variances to allow aggregate parking and access/maneuvering areas in a B-3, Community Business District; parking and access/maneuvering areas must be asphalt, concrete or an approved alternative paving surfaces are required in B-3, Community Business Districts.