

**AGENDA
MARCH 1, 2010
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

August 4, 2008 meeting.

III. PUBLIC HEARINGS:

1. #5600

(Case #ZON2010-00284)

SRK Holdings, LLC

1431 East I-65 Service Road South

East side of East I-65 Service Road South, 325' ± South of Pleasant Valley Circle

Sign Variance to allow a total of two freestanding signs for a single-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance allows one freestanding sign for a single-tenant commercial site in a B-3, Community Business District.

2. #5601

(Case #ZON2010-00299)

Kentris Morrissette

Southeast corner of First Avenue and Prince Street

Use Variance to allow two single-family dwellings on a single building site in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum R-2, Two-Family Residential District for a two-family residential use.

3. #5602

(Case #ZON2010-00320)

SPS Realty, LLC

906 South Ann Street

Southwest corner of Tennessee Street and South Ann Street

Use Variance to allow the addition of a media preparation building to an existing foundry complex in an R-1, Single-Family Residential District; the Zoning Ordinance requires minimum I-2, Heavy Industry District for a foundry.

4. **#5603**
(Case #ZON2010-00321)
Vanessa Shoots
1400 Church Street
Northwest corner of Church Street and Everett Street
Use, Parking Ratio, and Tree/Landscaping Variances to allow a 10-unit apartment building in an R-1, Single-Family District; the Zoning Ordinance requires a minimum R-3, Multi-Family Residential District for apartments, with 1.5 parking spaces per dwelling unit, 12% total site landscaping (60% of that in the front yard), one tree per 30 linear feet of the perimeter of the site, and one tree per 20 parking spaces.

5. **#5604**
(Case #ZON2010-00323)
William T. Partridge Jr.
429 Lincoln Boulevard
Southwest corner of Lincoln Boulevard Twelfth Street.
Use Variance to allow a four-unit apartment building in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum R-3, Multi-Family Residential District for a multi-family residential use.

6. **#5605**
(Case #ZON2010-00328)
MAWSS
2975 Josephine Street
West side of Josephine Street, 290'± South of Mill Street
Access, Maneuvering, Setback, and Surface Variances to allow pull-in / back-out parking with a 5' vehicle stacking lane, 5' front yard fence setback for a 6' high wooden fence, and an aggregate drive and parking surface for a sewage lift station in an I-1, Light Industry District; the Zoning Ordinance prohibits vehicles from backing into the right-of-way and requires a minimum 51' for vehicle stacking, a minimum 25' front yard setback for fences over 3' in height, and drive surfaces to be paved with concrete, asphalt, or an approved alternative paving surface in an I-1, Light Industry District.

IV. OTHER BUSINESS