

**AGENDA  
MAY 4, 2009  
BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman Reid Cummings

**II. PUBLIC HEARINGS:**

1. **#5531**

(Case #ZON2009-01103)

**Napoleon McCoverly**

**208 North Lafayette Street**

Southeast and Northeast corners of North Lafayette Street and St. Stephens Road.

**Use, Off-Site Parking, Buffer Fencing, and Buffer Fence Height Variances to allow 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.**

2. **#5532**

(Case #ZON2009-01104)

**United Rentals**

**1413 Montlimar Court**

Northeast corner of Montlimar Court and Montlimar Drive, extending to the Southeast corner of Montlimar Drive and Pleasant Valley Road.

**Parking Surface Variance to allow an aggregate parking surface for a heavy equipment parking area in a B-3, Community Business District; the Zoning Ordinance requires all parking surfaces to be paved with asphalt, concrete, or an approved alternative paving surface in a B-3, Community Business District.**

3. **#5533**  
(Case #ZON2009-01118)  
**Joel Thomas Daves and Stephanie Daves**  
East side of Drury Lane, 365'± North of Wimbledon Drive West.  
**Site Coverage Variance to allow 43.7% site coverage for the construction of a single-family dwelling in an R-1, Single-Family Residential District; the Zoning Ordinance allows 35% maximum site coverage in an R-1, Single-Family Residential District.**
  
4. **#5534**  
(Case #ZON2009-01119)  
**Estelle W. Crosby**  
**4513 Old Shell Road**  
South side of Old Shell Road, 660'± West of South McGregor Avenue.  
**Sign Variance to allow a total of four freestanding sign structures, two of which are legal nonconforming, with tenant panel signs on two proposed sign structures projecting 34'± into the public right-of-way, and two retainer wall signs in the public right-of-way, in a B-2, Neighborhood Business District; the Zoning Ordinance allows one freestanding sign structure with an 18' minimum right-of-way setback, and does not allow any signs to be placed in the public right-of-way in a B-2, Neighborhood Business District.**
  
5. **#5535**  
(Case #ZON2009-00315)  
**Willie L. Williams, Jr.**  
**601 Holcombe Avenue**  
Southeast corner of Holcombe Avenue and Senator Street.  
**Parking Ratio Variance to allow 22 on-site parking spaces for a 3,037 square-foot lounge in a B-3, Community Business District; the Zoning Ordinance requires 31 on-site parking spaces for a 3,037 square-foot lounge in a B-3, Community Business District.**

## **II. OTHER BUSINESS:**

Election of officers.