

**AGENDA
OCTOBER 4, 2004
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. #5265

(Case #ZON2004-01746)

Herbert Hollings

280 Magnolia Drive

(South side of Magnolia Drive, 470 ± East of St. Stephens Road)

Use, Parking Ratio, Parking Surface and Access/Maneuvering Variances to allow three apartments, five on-site parking spaces, aggregate surface parking and a substandard (9.3') width driveway in a R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of R-3, Multi-Family Residential for apartments, a minimum of six parking spaces, all parking must be asphalt, concrete or an approved alternative paving surface, and a 24' wide drive is required for two-way access in a R-1, Single-Family Residential District.

2. #5266

(Case #ZON2004-01748)

Mary Campbell

1936 Summer Place Drive West

(East side of Summer Place Drive West, 575 ± South of Summer Place Drive North)

Side Yard and Total Combined Side Yard Setback Variances to allow a carport within 3.5' of a side property line and to allow a combined side yard total of 15.6' in a R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' minimum side yard and a total combined side yard of 20' in a R-1, Single-Family Residential District.

IV. PUBLIC HEARINGS:

1. #5267

(Case #ZON2004-01978)

Michael & Constance Dial

309 Pinehill Drive

(East side of Pinehill Drive, 170'± South of Airport Boulevard)

Parking Ratio Variance to allow a 1,080 square foot, one-story addition (1 teaching station) to an existing day care facility (6 teaching stations) providing seven (7) on-site parking spaces; a minimum eleven (11) on-site parking spaces are required for a day care facility with seven (7) teaching stations.

2. #5268

(Case #ZON2004-02020)

Robert S. Moore

4213 Halls Mill Road

(East side of Halls Mill Road, 410'± North of Alden 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.