AGENDA
MARCH 11, 2019
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
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<tbody>
<tr>
<td>William L. Guess</td>
<td>Chairman</td>
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<td>Sanford Davis</td>
<td>Vice-Chairman</td>
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<td>Vernon Coleman</td>
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<td>Lewis Golden</td>
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<td>Adam Metcalfe</td>
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<td>Jeremy B. Milling</td>
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<td>John Burroughs</td>
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III. HOLDOVERS:

1. #6235
   (Case #BOA-000807-2019)
   Leslie Ridley (Child Day Care Association, Inc.)
   209 South Washington Avenue
   (Northeast corner of Canal Street and South Washington Avenue).
   Setback Variance to allow the construction of a 10’ x 12’ playhouse with toy
   storage in the required building setback in a T-4, Sub District of the Downtown
   Development District; the Zoning Ordinance requires that any outbuilding have a
   setback to the rear of the façade in a T-4 Sub District of the Downtown
   Development District.
   Council District 2
IV. **PUBLIC HEARINGS:**

2. #6240  
(Case #BOA-000827-2019)  
Kai and Ute Mahnke  
72 Jordan Lane  
(West side of Jordan Lane, 245’+ North of Wilkinson Way).  
Use Variance to allow the addition of a second kitchen for a mother-in-law suite at a single-family dwelling in an R-1, Single-Family Residential District; the Zoning Ordinance allows only one kitchen per dwelling unit in an R-1, Single-Family Residential District.  
Council District 5

3. #6241  
(Case #BOA-000843-2019)  
Frederick and Claire Stimpson  
4358 Stein Avenue  
(North side of Stein Avenue, 435’+ East of North McGregor Avenue).  
Side Yard Setback, Combined Side Yards and Site Coverage Variances to allow a dwelling addition within the required side yard setback with reduced combined side yard setbacks and increased site coverage in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8’ side yard setback with 20’ of combined side yards, and allows a maximum site coverage of 35% in an R-1, Single-Family Residential District.  
Council District 7

4. #6242  
(Case #BOA-000845-2019)  
Paula Gushard  
4401 Birchwood Drive East  
(East side of Birchwood Drive East at the East terminus of Hillandale Drive).  
Use Variance to allow a mobile home as an accessory dwelling in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow mobile homes in an R-1, Single-Family Residential District.  
Council District 4
5. #6243/5603
   (Case #BOA-000841-2019)
   Church Street Apartments, LLC
   1400 Church Street
   (Northwest corner of Church Street and Everett Street)
   Use, Parking Ratio, Access/Maneuvering and Front Landscaping Variances to
   allow an apartment building in an R-1, Single-Family Residential District, with a
   reduced number of parking spaces, substandard access width and a reduced front
   landscaping ratio; the Zoning Ordinance does not allow an apartment building in
   an R-1, Single-Family Residential District, and a compliant number of parking
   spaces is required, with compliant access and maneuvering space, and compliant
   front landscaping area must be provided.
   Council District 2

V. OTHER BUSINESS: