

**AGENDA
MARCH 11, 2019
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

	William L. Guess, Chairman
	Sanford Davis, Vice-Chairman
	Vernon Coleman
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	John Burroughs

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

**Board of Zoning Adjustment
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- 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: