

AGENDA
September 10, 2018
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. PUBLIC HEARINGS:

1. #6191

(Case #BOA-000558-2018)

J.F. Weston, Jr.

111 Levert Avenue

(West side of Levert Avenue, 40'± South of Deleon Avenue).

Swimming Pool Setback Variance to allow a 6'-deep swimming pool to be constructed 5.5' from a rear property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires swimming pools be constructed a distance equal to at least one (1) foot greater than the maximum depth of the swimming pool from any side or rear property line in an R-1, Single-Family Residential District.

Council District 1

2. **#6202**
(Case #BOA-000612-2018)
Njagi Dickson & Jane Kigango
820 Ingleside Drive West
(East side of Ingleside Drive West, 125'± South of Parkwood Drive West).
Side Yard Setback Variance to allow the construction of a shed and a garage within 6.8' and 7.7', respectively, of a side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires all structures over 3' tall to be constructed a minimum of 8' from a side property line in an R-1, Single-Family Residential District.
Council District 7

3. **#6203/2152**
(Case #BOA-000617-2018)
Noell Broughton
205 Congress Street
(South side of Congress Street, 100'± West of North Conception Street).
Use Variance to allow a bar/café with an occupancy load over 100 people in a T-4 Sub-District of the Downtown Development District; the Zoning Ordinance does not allow bars/cafes in a T-4 Sub-District of the Downtown Development District.
Council District 2

4. **#6204/6090/4720**
(Case #BOA-000616-2018)
Wrico Signs, Inc. for Autonation Ford
901 East I-65 Service Road South
(East side of I-65 Service Road South, 900'± South of Airport Boulevard).
Sign Variance to amend a previously-approved Sign Variance to allow three (3) wall signs, for a total of five (5) signs, on a single tenant site in a B-3, Community Business District; the Zoning Ordinance allows a total of three (3) signs for a single business site in a B-3, Community Business District.
Council District 5

5. **#6205**
(Case #BOA-000629-2018)
Branch Towers III, LLC
2500 Burden Lane
(West terminus of Burden Lane).
Surfacing Variance to allow aggregate surfacing for an access road and parking lot for a proposed telecommunications tower in an I-1, Light Industry District; the Zoning Ordinance requires all roads and parking areas to be surfaced in asphalt, concrete, or an approved alternative paving surface in an I-1, Light Industry District.
Council District 1

6. **#6206**
(Case #BOA-000634-2018)
Tarlton Holdings, LLC
363 Rapier Avenue
(Northeast corner of Rapier Avenue and Texas Street).
Use Variance to allow a duplex in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum R-2, Two-Family Residence District, for duplexes.
Council District 2

7. **#6207**
(Case #BOA-000635-2018)
Government Street Holdings, LLC c/o Melanie Bunting
911 Government Street
(South side of Government Street, 150'± East of Marine Street).
Tree Planting, Landscape Area, and Access and Maneuvering Variances to allow no tree plantings, reduced landscape area, and substandard access and maneuvering for a proposed mixed-use occupancy in an R-B, Residence-Business District; the Zoning Ordinance requires full compliance with tree planting and landscape area requirements, and 24'-wide driveways and access aisles for two-way traffic in an R-B, Residence-Business District.
Council District 2

8. **#6208**
(Case #BOA-000644-2018)
Tony M. Jones & Thomas P. Baines
221 South Dearborn Street
(Northeast corner of South Dearborn Street and Canal Street Service Road).
Site and Setback Variances to allow a third building within the required secondary frontage setback on a residential lot in a T-3 Sub-District of the Downtown Development District; the Zoning Ordinance allows a maximum of two (2) buildings per lot with outbuildings no closer to the secondary frontage than the rear of the façade of the primary building in a T-3 Sub-District of the Downtown Development District.
Council District 2

IV. OTHER BUSINESS: