

**AGENDA
DECEMBER 3, 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. HOLDOVERS:

1. #6210

(Case #BOA-000666-2018)

Rainbow Signs Inc./ Steve MacMillan

1485 Satchel Paige Drive

(Northwest corner of Satchel Paige Drive and Bolling Brothers Boulevard).

Sign Variance to allow three (3) wall signs and a monument sign at a single tenant site in a B-3, Community Business District; the Zoning Ordinance allows a total of three (3) signs for a single tenant site in a B-3, Community Business District.

Council District 3

IV. PUBLIC HEARINGS:

2. **#6219/6048/3669/59**
(Case #BOA-000726-2018)
Central Presbyterian Church
1260 & 1262 Dauphin Street
(Northeast corner of Dauphin Street and North Ann Street).
Use Variance to amend a previously approved Use Variance to allow an art gallery with sales in a B-1, Buffer Business District; the Zoning Ordinance does not allow an art gallery with sales in a B-1, Buffer Business District.
Council District 2
3. **#6220**
(Case #(BOA-000732-2018)
Scott Services
4419 Rangeline Road
(North side of Rangeline Service Road, 320'± West of Halls Mill Road).
Sign Variance to allow three (3) wall signs for a tenant at a multi-tenant site in a B-3, Community Business District; the Zoning Ordinance allows one wall sign per tenant for a multi-tenant site in a B-3, Community Business District.
Council District 4
4. **#6221**
(Case #BOA-000738-2018)
McCrorry & Williams, Inc. (Frank C. Crawford, Agent)
7261 & 7311 Airport Boulevard
(Southeast corner of Airport Boulevard and Portside Drive, extending to the Southwest corner of Airport Boulevard and Lakeview Drive).
Sign Variance to allow four (4) freestanding signs and seven (7) wall signs for a single tenant site in a B-3, Community Business District; the Zoning Ordinance only allows a total of three (3) signs with only one (1) being a freestanding sign for a single tenant in a B-3, Community Business District.
Council District 6
5. **#6222**
(Case #BOA-000739-2018)
Steven Sheridan
4404 Stein Street
(North side of Stein Avenue, 200'± East of North McGregor Avenue).
Side Yard Setback Variance to allow the construction of a dwelling within 5.2'± of a side property line and allow an existing carport within 0.3' of a side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8' side yard setback for all structures over 3' tall in an R-1, Single-Family Residential District
Council District 7

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6. **#6223**
(Case #BOA-000740-2018)
Robert Myers
2955 & 2989 Dauphin Street
(Southeast corner of Dauphin Street and South Sage Avenue).
Administrative Appeal of a staff issued letter stating that the property was zoned B-2, Neighborhood Business District to allow a drug store or bank.
Council District 1

7. **#6224**
(Case #BOA-000741-2018)
Robert Myers
2955 & 2989 Dauphin Street
(Southeast corner of Dauphin Street and South Sage Avenue).
Use Variance to allow a car wash in a B-2, Neighborhood Business District; the site was rezoned to B-2, Neighborhood Business District, via Ordinance 64-049 which has been construed to limit use to a drug store or a bank.
Council District 1

8. **#6225/6149/1590**
(Case #BOA-000756-2018)
I-10/ 181 LLC (Zito Russell Architects, P.C., Agent)
5701 Old Shell Road
(Southwest corner of Old Shell Road and South University Boulevard).
Parking Ratio Variance to allow 55 parking spaces for a 6,488 square foot multi-tenant building to include three (3) restaurant tenants and one (1) retail tenant in a B-2, Neighborhood Business District; the zoning ordinance requires 57 parking spaces for a 6,488 square foot multi-tenant building with three (3) restaurant tenants and one (1) retail tenant in a B-2, Neighborhood Business District.
Council District 6

9. **#6226**
(Case #BOA-000763-2018)
Keith Knizley
259 Cherokee Street
(East side of Cherokee Street, 160'± North of La Salle Street).
Use Variance to allow a four unit apartment complex in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow an apartment complexes in an R-1, Single-Family Residential District.
Council District 2

10. **#6227**
(Case #BOA-000764-2018)
Donna Pierce & Fred Pierce
308 Glenwood Street

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(West side of Glenwood Street, 201'± South of Airport Boulevard).

Use, Off-Site Parking, and Surfacing Variances to allow an automobile dealership office in a B-2, Neighborhood Business District with gravel surfaced, off-site parking; the Zoning Ordinance requires a minimum of a B-3, Community Business District for an automobile dealership office with all required parking to be located on-site and surfaced with concrete, asphaltic concrete, or asphalt.

Council District 5

11. #6228

(Case #BOA-000765-2018)

Richard Armstrong/Modern Signs, LLC

1201 Montlimar Drive

(West side of Montlimar Drive, 560'± North of Michael Boulevard).

Sign Variance to allow (6) six freestanding signs for a multi-tenant site in a B-3, Community Business District; the Zoning Ordinance only allows two (2) freestanding signs for a multi-tenant site with less than 1,200' of linear street frontage in a B-3, Community Business District.

Council District 5

12. #6229

(Case #BOA-000750-2018)

Steve Sheridan

3961 Spring Hill Avenue

(South side of Spring Hill Avenue, 285'± West of North McGregor Avenue).

Tree Plantings and Landscaping, Residential Buffering and Access and Maneuvering Variances to allow reduced front yard landscape area with no tree plantings for an office building, with no residential buffering and a 14'-wide two-way access drive in a B-1, Buffer-Business District; the Zoning Ordinance requires compliance with all tree and landscaping requirements, provision of a compliant residential buffer and all access drives to be 24'-wide for two way access in a B-1, Buffer-Business District.

Council District 7

13. #6230

(Case #BOA-000766-2018)

Sunshine Sue's Playgarden Sara W. Kindt, Owner

2200 Dauphin Street

(North side of Dauphin Street at the North terminus of Crenshaw Street).

Use, Residential Buffer, Tree Planting, Access and Maneuvering and Surfacing Variances to allow a children's activity center and a daycare in an R-1, Single-Family Residential District, reduced height residential buffer, reduced tree plantings, substandard access and maneuvering areas and gravel surfacing; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District for a children's activity center and daycare, requires 6' height minimum residential buffer, full compliance with tree plantings, access and maneuvering

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areas to be 24'-wide minimum for two-way traffic and all surfaces to be paved with asphalt, concrete or asphaltic concrete.

Council District 1

IV. OTHER BUSINESS: