

# BOARD OF ZONING ADJUSTMENT

## AGENDA

December 6, 2021 - 2:00 P.M.

Auditorium, Government Plaza

### I. CALL TO ORDER:

Chairman William Guess

### II. ROLL CALL

	William L. Guess, Chairman
	Sanford Davis, Vice-Chairman
	Gregory Morris, Sr.
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	William C. Carroll, III

### III. HOLDOVERS:

1. **#6409**

(Case #BOA-001725-2021)

**Doris Bettis**

**2662 Fillingim Street**

(North side of Fillingim Street, 100'± West of Mobile Street).

**Parking Ratio Variance to allow a reduced number of parking spaces for a church in an R-1, Single-Family Residential District; the Zoning Ordinance requires full compliance with the required number of parking spaces for a church in an R-1, Single-Family Residential District.**

Council District 1

**IV. PUBLIC HEARINGS:**

2. **#6429/6368**  
(Case #BOA-001850-2021)  
**Janael Moguel**  
**1409 Greenbrier Drive**  
(East side of Greenbrier Drive, 270'± South of Halls Mill Road).  
**Use Variance to allow a commercial child daycare center in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow a commercial child daycare center in an R-1, Single-Family Residential District.**  
Council District 4
  
3. **#6430**  
(Case #BOA-001852-2021)  
**Jeff and Mary Ann Harrison**  
**7 Demouy Avenue**  
(East side of Demouy Avenue, 247'± South of Dauphin Street).  
**Side Yard Setback Variance to allow a pergola within the required side yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires that all structures meet the required side yard setback in an R-1, Single-Family Residential District.**  
Council District 2
  
4. **#6431/3924**  
(Case #BOA-001857-2021)  
**Frankie Smith**  
**960 South Lawrence Street**  
(Northwest corner of South Lawrence Street and South Carolina Street).  
**Front Yard and Side Street Side Yard Setback Variances to allow a building addition within the required front and side street side yard setbacks in an I-1, Light Industry District; the Zoning Ordinance requires full compliance with the front yard and side street side yard setback requirements in an I-1, Light Industry District.**  
Council District 3

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5. **#6432/1319**  
(Case #BOA-001861-2021)  
**Jeffery E. Quinnelly**  
**3650 Old Shell Road**  
(North side of Old Shell Road, 97'± West of Bishops Lane North, extending to the West side of Bishops Lane North, 206'± North of Old Shell Road).  
**Multiple Buildings on a Single Building Site, Front Yard Setback, Parking Ratio, Frontage Landscaping, and Frontage and Perimeter Tree Planting Variances to allow multiple buildings on a single building site, with one building encroaching into the required front yard setback, a reduced number of parking spaces, reduced frontage landscaping, reduced frontage tree plantings and no perimeter tree plantings in a B-3, Community Business District; the Zoning Ordinance does not allow more than one building per building site, requires a compliant front yard setback, a compliant number of parking spaces for uses, compliant frontage landscaping area, and compliant frontage and perimeter tree plantings in a B-3, Community Business District.**  
Council District 7
  
6. **#6433**  
(Case #BOA-001862-2021)  
**Barton & Shumer Engineering, LLC (David Shumer, Agent)**  
**1101 Dauphin Street**  
(Southwest corner of Dauphin Street and South Hallett Street).  
**Side Street Side Yard Setback, Off-Street Loading, Parking Ratio and Maneuvering Area Variances to allow a structure to encroach into the required side street side yard setback, no designated on-site loading area with on-street loading, a reduced number of parking spaces, and reduced vehicle maneuvering area in a B-2, Neighborhood Business District; the Zoning Ordinance requires structures to be located out of required side street side yard setbacks, a compliant on-site loading area, a compliant number of parking spaces, and compliant vehicle maneuvering area in a B-2, Neighborhood Business District.**  
Council District 2
  
7. **#6434**  
(Case #BOA-001864-2021)  
**Rhonda White**  
**7050 Pope Court**  
(West side of Pope Court, 255'± South of Washington Boulevard).  
**Front Yard Setback Variance to allow a mobile home within the required front yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires full compliance with the front yard setback requirements in an R-1, Single-Family Residential District.**  
Council District 4

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8. **#6435**  
**(Case #BOA-001865-2021)**  
**Paws on Pinehill (Gerald Byrd, Agent)**  
**407 and 409 Pinehill Drive**  
(East side of Pinehill Drive, 208'± South of Government Street).  
**Use Variance to allow pet boarding in a B-1, Buffer Business District; the Zoning Ordinance does not allow pet boarding in a B-1, Buffer Business District.**  
Council District 5
  
9. **#6436/6372/1011**  
**(Case #BOA-001866-2021)**  
**St. John's Deliverance Temple (Gerald Byrd, Agent)**  
**2621 Ralston Road**  
(South side of Ralston Road, 244'± West of South Florida Street).  
**Site Coverage, Front Yard Setback, Rear Yard Setback, Residential Buffer, and Parking Variances to allow excess site coverage, reduced front yard and rear yard setbacks, no residential buffer, and no on-site parking for a church expansion in a B-2, Neighborhood Business District; the Zoning Ordinance requires site coverage allowance compliance, front yard and rear yard setback compliance, provision of a residential buffer, and requires all parking to be on-site for a church in a B-2, Buffer Business District.**  
Council District 5

**V. OTHER BUSINESS:**