

AGENDA
July 10, 2017
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman William L. 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. #6108/5414

(Case #BOA-000038-2017)

Wrico Signs, Inc. for Pottery Barn

9 Du Rhu Drive

(West side of Du Rhu Drive, 390'± North of Dauphin Street).

Sign Variance to allow a second wall sign mounted on a canopy and three reserved parking signs for a tenant on a multi-tenant site in a B-2, Neighborhood Business District; the Zoning Ordinance allows one wall sign per tenant and no reserved parking signs on a multi-tenant site in a B-2, Neighborhood Business District.

Council District 7

2. #6109/6108/5414

(Case #BOA-0000105-2017)

Wrico Signs, Inc. for Williams Sonoma

9 Du Rhu Drive

(West side of Du Rhu Drive, 390'± North of Dauphin Street).

Sign Variance to allow two wall signs and two reserved parking signs for a tenant on a multi-tenant site in a B-2, Neighborhood Business District; the Zoning Ordinance allows one wall sign and no reserved parking signs for a tenant on a multi-tenant site in a B-2, Neighborhood Business District.

Council District 7

3. **#6111/5745/85**
(Case #BOA-000061-2017)
Hossein Mohandessi
2600 Government Boulevard
(Northeast corner of Government Boulevard Service Road and Merwina Avenue extending to the Southwest corner of Government Boulevard Service Road and Kreitner Street).
Use and Front Setback Variances to allow an automobile sales business in a B-2, Neighborhood Business District and placement of a modular building within 5 feet of two secondary street frontages; the Zoning Ordinance requires a minimum of a B-3, Community Business District for automobile sales, and setbacks of at least 20' along secondary street frontages.
Council District 5

IV. EXTENSIONS:

4. **#6069/6027/5706/1048**
(Case #ZON2016-02169)
Ernest W. Whitestone, Manager, E Square, LLC
2724 Old Shell Road
(Northeast corner of Old Shell Road and Bay Shore Avenue)
Parking Ratio, Front Setback, Side Street Side Yard Setback, and Tree Planting Variances to allow an existing 12,641 square-foot structure that is within 22 feet from the front property line and within zero feet (and extends into the right-of-way) of the side property line, to be converted into a retail business and restaurant and 64 parking spaces with reduced frontage tree plantings in a B-2, Neighborhood Business District; the Zoning Ordinance requires at least a 25-foot front yard setback and a 20-foot side street side yard setback, at least 68 onsite parking spaces for retail business and restaurant, and full compliance with tree planting requirements in a B-2, Neighborhood Business District.
Council District 1

V. PUBLIC HEARINGS:

5. **#6117**
(Case #BOA-000121-2017)
Sara Smith for Harrison French and Associates
5245 Rangeline Service Road South
(South side of Rangeline Service Road South, extending to the East side of Halls Mill Road).
Sign Variance to allow nine (9) informational wall signs larger than 20 square feet in addition to a 125 square foot banner in a B-3, Community Business District; the Zoning Ordinance limits informational wall signs to 20 square feet each and

banners to 32 square feet in a B-3, Community Business District.
Council District 4

6. **#6118/5748/5627/3332**

(Case #BOA-000124-2017)

Don Williams

1514 South Broad Street

(West side of South Broad Street, 260'± South of Baker Street).

Front Yard Setback and Landscape Area Variances to allow a covered porch structure to encroach 14' into the 25' front setback and reduced front landscaped area in a B-5, Office-Distribution District; the Zoning Ordinance prohibits the erection of structures within the 25' front setback and full compliance with minimum landscape area requirements in a B-5, Office-Distribution District.

Council District 3

7. **#6119/6063**

(Case #BOA-0000134-2017)

5054 OSR, LLC

5070 & 5054 Old Shell Road

(Northeast corner of Old Shell Road and Border Drive North and the West side of Border Drive North, extending to the East side of Parkway East, 220'± North of Old Shell Road).

Use, Multiple Structures, Side Street Side Yard Setback, Off-Site Parking, Surfacing, and Reduced Landscape Area Variances to allow a restaurant in an R-1, Single Family Residential District with multiple structures on a single building site, a 6'-8' high masonry wall within 7.5'± of a side street side yard, off-site parking surfaced with crushed stone, and reduced landscape area; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District for a restaurant, a single structure per building site, a 20' side street side yard setback for walls taller than 3', all required parking to be provided on-site and surfaced with either asphalt or concrete, and full compliance with landscape area requirements.

Council District 7

8. **#6120/5875**

(Case #BOA-000135-2017)

Victor Sign Company (Justin Thompson, Authorized Agent)

720 Schillinger Road South

(West side of Schillinger Road South, 70'± South of Old Government Road).

Sign Variance to allow a second wall sign for a tenant on a multi-tenant site in a B-3, Community Business District; the Zoning Ordinance allows only one wall sign per tenant on a multi-tenant site in a B-3, Community Business District.

Council District 6

9. **#6121/6045**

(Case #BOA-000137-2017)

Fikes Wholesale Inc. (Costorde LLC, Authorized Agent)

2704 Spring Hill Avenue

(Northwest corner of Spring Hill Avenue and Mobile Street).

Side Street Side Yard Setback and Frontage Tree Variances to allow an ATM to encroach into the required 20' side street side yard setback and reduced frontage trees in a B-3, Community Business District; the Zoning Ordinance prohibits structures taller than 3' from encroaching into required side street side yard setbacks and requires full compliance with tree planting requirements in a B-3, Community Business District.

Council District 1

10. #6122/6121/6045

(Case #BOA-000138-2017)

Fikes Wholesale Inc. (Costorde LLC, Authorized Agent)

2704 Spring Hill Avenue

(Northwest corner of Spring Hill Avenue and Mobile Street).

Sign Variance to allow a total of six (6) signs for a single business site including digital gas pricers within 300' of residentially-zoned property in a B-3, Community Business District; the Zoning Ordinance allows a total of three (3) signs for a single business site and requires all digital signs to be a minimum of 300' from all residentially-zoned properties in a B-3, Community Business District.

Council District 1

VI. OTHER BUSINESS