

**AGENDA**  
**November 5, 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. #6212/4425/106**

**(Case #BOA-000683-2018)**

**Universal Property Investments**

**2814 Government Boulevard**

(West side of Government Boulevard, 330'± North of Magnolia Road, extending to the East side of Magnolia Road, 240'± North of Government Boulevard).

**Rear Setback Variance to allow a storage shed within the 25' minimum rear street frontage setback in a B-3, Community Business District; the Zoning Ordinance requires all structures to meet the minimum street frontage setback in a B-3, Community Business District.**

Council District 4

**Board of Zoning Adjustment**  
**November 5, 2018**

- 2. #6213/5720/5323/4729/4500/4429**  
**(Case #BOA-000692-2018)**  
**S.O.A.P., LLC (Susan R. Carley – Agent)**  
**351 George Street**  
(Southeast corner of George Street and Savannah Street).  
**Use Variance to amend the site plan of a previously approved Use Variance to include a walk-in cooler and dumpster pad which were added since the most-recent Use Variance approval in an R-1, Single-Family Residential District; the Zoning Ordinance requires that variances are site plan-specific and any revisions to the site plan of a previously approved Use Variance must be approved via an amended Use Variance in an R-1, Single-Family Residential District.**  
Council District 2
- 3. #6214**  
**(Case #BOA-000695-2018)**  
**Robert Maurin**  
**221 Dauphin Street**  
(South side of Dauphin Street, 60' ± East of South Joachim Street).  
**Site Variance to allow gallery columns to not have bases or capitals as well as a 16" thick gallery deck on a proposed building renovation in a T-5.2 Sub-district within the Downtown Development District: the Zoning Ordinance requires gallery columns to have bases and capitals and prohibits gallery decks thicker than 9" in a T-5.2 Sub-district within the Downtown Development District.**  
Council District 2
- 4. #6215/4655**  
**(Case #BOA-000705-2018)**  
**American Tower Corporation (Brian Sullivan, Crafton Communications, Inc – Agent)**  
**721 Oak Circle Drive West**  
(East side of Oak Circle Drive West, 350' ± North of Cottage Hill Road).  
**Tower Height Variance to amend a previously approved Tower Height Variance to allow a 154' high cellular telecommunications tower to replace an existing 150' high tower in a B-2, Neighborhood Business District; the Zoning Ordinance limits structures to a 35' height, and Tower Height Variances are height-specific in a B-2, Neighborhood Business District.**  
Council District 5

5. **#6216**  
(Case #BOA-000707-2018)  
**Coburn Construction Company**  
**7107 Zeigler Boulevard**  
(Southwest corner of Zeigler Boulevard and Cody Road North).  
**Sign Variance to allow a digital pricing sign within 300' of residentially zoned property, and three canopy signs on a multi-tenant site in a B-3, Community Business District; the Zoning Ordinance does not allow digital pricing signs within 300' of residentially zoned property, and allows one canopy sign per tenant on a multi-tenant site in a B-3, Community Business District.**  
Council District 7
  
6. **#6217/5068/580**  
(Case #BOA-000709-2018)  
**David Shumer**  
**1451 and 1459 Government Street, and 1458 Church Street**  
(Southwest corner of Government Street and Stocking Street, extending to the North side of Church Street, 200'± West of Stocking Street).  
**Use, Use Across Multiple Building Sites, Multiple Buildings, Fence Height, Queuing Space, and Maneuvering Surface Variances to allow a plant and garden nursery to operate across multiple building sites with multiple buildings on a single building site, a 5' high fence within the 25' minimum building setback, a vehicle queuing space for gates of 15' from the right-of-way, and aggregate maneuvering surfaces in a B-1, Buffer Business District, and R-3, Multi-Family Residential District; the Zoning Ordinance requires a minimum B-3, Community Business District, for a plant and garden nursery and requires a business to be located on a single building site with one building per building site, fences higher than 3' to meet the 25' minimum building setback, a minimum vehicle queuing space of 60' out of the public right-of-way for gates, and requires maneuvering surfaces to be paved with asphalt, concrete or an approved alternative paving surface in a B-1, Buffer Business District, and R-3, Multi-Family Residential District.**  
Council District 2

7. #6218

(Case #BOA-000710-2018)

**Springhill Village, LLC**

**4350, 4354, 4356, 4358, 4360, 4362, 4364 and 4366 Old Shell Road**

(North side of Old Shell Road, 390'± West of Dilston Lane extending to the East side of North McGregor Avenue, 480'± North of Old Shell Road).

**Reduced Building Frontage, Increased Access Drive Width and Sign Variances to allow a 41%± building frontage along Old Shell Road, and a 46%± building frontage along McGregor Avenue North; to allow a two-way access drive width of 38.88'±; and to allow two pylon signs to remain on site in a Village Center Sub-district of a Traditional Center District overlay; the Zoning Ordinance requires an 80% building frontage, allows a maximum two-way drive width of 30', and does not allow freestanding signs in a Village Center Sub-district of a Traditional Center District overlay.**

Council District 7

**IV. OTHER BUSINESS:**