

# BOARD OF ZONING ADJUSTMENT

## AGENDA

January 10, 2022 - 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. ADOPTION OF THE AGENDA:

### IV. HOLDOVERS:

1. **#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

**Board of Zoning Adjustment  
January 10, 2022**

- 2. #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
  
- 3. #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, Queuing Space, and Parking Space Dimension 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, reduced vehicle maneuvering area, reduced queuing spaces between the order station and service window, and sub-standard parking space dimensions 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, compliant vehicle maneuvering area, compliant queuing spaces, and compliant parking space dimensions in a B-2, Neighborhood Business District.**  
Council District 2

**V. PUBLIC HEARINGS:**

4. **#6437**  
(Case #BOA-001893-2021)  
**Lilian Bush**  
**404 South Bayou Street**  
(West side of South Bayou Street, 112'± South of Savannah Street).  
**Site Coverage Variance to allow increased site coverage in an R-1, Single-Family Residential District; the Zoning Ordinance limits site coverage to 35% in an R-1, Single-Family Residential District.**  
Council District 2
  
5. **#6438**  
(Case #BOA-001897-2021)  
**Keith Parker**  
**2217 Hoppin Street**  
(East side of Hoppin Street, 703'± North of Rosedale Road).  
**Use Variance to allow a duplex (two-family dwelling) in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow more than one dwelling unit in an R-1, Single-Family Residential District.**  
Council District 3
  
6. **#6439/4819/4342/2484**  
(Case #BOA-001900-2021)  
**(Byrd Surveying, Inc. (Gerald Byrd, Agent))**  
**1451 Cedar Crescent Drive**  
(East side of Cedar Crescent Drive, 250'± South of South Drive).  
**Protection Buffer Variance to remove a condition of approval of a previously approved variance in an R-3, Multi-Family Residential District; the Zoning Ordinance requires a protection buffer in an R-3, Multi-Family Residential District.**  
Council District 3
  
7. **#6440**  
(Case #BOA-001903-2021)  
**L & A Investments, LLC (Levy Seals, Agent)**  
**345, 347, 349, 351, 353, 355, 357, 359, 361, 363, 365, 367, 369 and 371 West Highland Avenue**  
(East side of West Highland Avenue, 332'± South of Conception Street Road).  
**Use, Multiple Dwellings and Surface Variances to allow multi-family residential use, with multiple dwellings on a single site and grass parking surfaces in an R-1, Single-Family Residential District; the Zoning Ordinance allows only single-family residential use, with only one dwelling per site, and requires paving with asphalt, concrete, or an approved alternative paving surface for multi-family residential use in an R-1, Single-Family Residential District.**  
Council District 2

**VI. OTHER BUSINESS:**

- Election of officers