

BOARD OF ZONING ADJUSTMENT

AGENDA

September 13, 2021 - 2:00 P.M.

Meeting to be online

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

	William L. Guess, Chairman
	Sanford Davis, Vice-Chairman
	Gregory Morry, Sr.
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	John Burroughs

III. ADOPTION OF THE AGENDA:

IV. HOLDOVERS:

1. **#6405/5915/5272/3366/3139/1640**
(Case #BOA-001707-2021)

Rebecca Persekian

1757 Government Street

(Southwest corner of Government Street and Weinacker Avenue).

Use, Access/Maneuvering, and Tree Planting Variances to allow a lounge and banquet venue with parking nose-in/back-out within a right-of-way, with no additional tree plantings in a B-1, Buffer Business District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District for the operation of a lounge and banquet venue with all parking and maneuvering spaces on private property, and full compliance with tree planting requirements.

Council District 2

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2. **#6406/6383/4797/4783/671**
(Case #BOA-001703-2021)
Stephen Howle
1812 Old Shell Road
(North side of Old Shell Road, 105'± East of Shell Road Place).
Sign Variance to allow suspended signage outside a historic district in a B-2, Neighborhood Business District; the Zoning Ordinance does not allow suspended signage outside a historic district in a B-2, Neighborhood Business District.
Council District 1

3. **#6407/4282**
(Case #BOA-001706-2021)
Winston Davison
1590 Regency Drive
(Southwest corner of Regency Drive and Knob Hill Drive).
Use Variance to allow the storage of a commercial truck and trailer at a residence in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow the storage of commercial trucks and trailers at a residence in an R-1, Single-Family Residential District.
Council District 4

V. EXTENSIONS:

4. **#6341**
(Case #BOA-001336-2020)
Furr Street Partners, LLC
108 and 110 Furr Street
(East side of Furr Street, 185'± North of Old Shell Road).
Parking and Maneuvering Surface Variance to allow aggregate surfacing in a B-3, Community Business District; the Zoning Ordinance requires parking and maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface in a B-3, Community Business District.
Council District 1

VI. PUBLIC HEARINGS:

5. **#6414**
(Case #BOA-001741-2021)
Project 50, LLC
(East side of East I-65 Service Road North, 695'± South of Werkland Street).
Access/Maneuvering Width and Access/Parking Surface Variances to allow a sub-standard width driveway and aggregate access and parking surfacing in a B-3, Community Business District; the Zoning Ordinance requires a compliant width driveway, and requires access and parking surfaces to be paved with asphalt,

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concrete, or an approved alternative paving surface in a B-3, Community Business District.

Council District 1

6. #6415

(Case #BOA-001746-2021)

William R. Healy, Jr.

1209 Government Street

(South side of Government Street, 265'± West of Rapier Avenue).

Use Variance to allow a second dwelling unit at a residence in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow more than one dwelling unit at a residence in an R-1, Single-Family Residential District.

Council District 2

7. #6416

(Case #BOA-001747-2021)

Betty Bush

1615 Union Street

(West side of Union Street, 500'± South of Rochester Street).

Use Variance to allow more than five (5) children in a home-based daycare, with an employee who does not live there, in an R-1, Single-Family Residential District; the Zoning Ordinance limits a home-based daycare to no more than five (5) children, and requires all employees to live at the site, in an R-1, Single-Family Residential District.

Council District 1

8. #6417

(Case #BOA-001748-2021)

Mitchell Sign Company (Mark Tramontana, Agent)

6823 Old Shell Road

(Southwest corner of Old Shell Road and Foreman Road).

Sign Variance to allow a digital sign within 300 feet of residentially zoned property in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow digital signs within 300 feet of residentially zoned properties in an R-1, Single-Family Residential District.

Council District 7

9. #6418

(Case #BOA-001749-2021)

Robert McCollum

690 Zeigler Circle East

(East side of Zeigler Circle East, 590'± South of Zeigler Boulevard).

Landscaping, Frontage Tree Planting, Perimeter Tree Planting, and Parking Surface Variances to allow no landscaping, no frontage tree plantings, no perimeter tree plantings, and an aggregate parking surface in a B-3, Community Business District; the Zoning Ordinance requires full compliance with landscaping, frontage

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**tree planting and perimeter tree planting requirements, and requires parking surfaces to be paved with asphalt, concrete, or an approved alternative paving surface in a B-3, Community Business District.
Council District 7**

V. OTHER BUSINESS: