

**AGENDA
JANUARY 12, 2004
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

December 8, 2003

III. HOLDOVERS:

1. **#5212**

(Case #ZON2003-02416)

William G. Anderson

1107 Dauphin Street

(South side of Dauphin Street, 150'± West of South Hallett Street)

Parking Ratio, Parking Surface and Access/Maneuvering Variances to allow the conversion of an existing residential (3129 square foot) dwelling to a professional office, to allow 5 on-site parking spaces, an aggregate surface parking lot, and a substandard (7.5') width driveway; the Zoning Ordinance requires 11 on-site parking spaces, parking to be asphalt, concrete or an approved alternative paving surface, and a 12' wide drive is required for a one-way drive in a B-2, Neighborhood Business District.

IV. EXTENSIONS:

1. **#5188**

(Case #ZON2003-01193)

Steve and Rhonda Reed

101 Hillwood Road

(East side of Hillwood Road, 175' ± South of Vickers Place, extending to McGregor Avenue)

Fence Height Variance to allow the construction of an 8' masonry wall on the front property line (McGregor Avenue); a 25' front yard setback is required from the front property line for a wall or fence higher than 3-feet in an R-1, Single-Family Residential District.

V. PUBLIC HEARINGS:

1. **#5218**
(Case #ZON2003-02718)
E & S Properties, Inc.
1950 East I-65 Service Road North
(East side of East I-65 Service Road North, 1/3 mile ± North of First Avenue)
Parking and Access/Maneuvering Surface Variances to allow aggregate parking and access/maneuvering areas in an I-1, Light Industrial District; parking and access/maneuvering areas must be asphalt, concrete or an approved alternative paving surfaces are required in I-1, Light Industrial Districts,.

2. **#5219**
(Case #ZON2003-02813)
Vernon Humphrey
4401 Government Boulevard
(South side of Government Boulevard, 650' ± West of Knob Hill Drive)
Parking Surface Variance to allow an aggregate parking area in a B-3, Community Business District;, parking areas must be asphalt, concrete or an approved alternative paving surfaces are required in B-3, Community Business Districts.

3. **#5220**
(Case #ZON2003-02816)
Chris Bowen
110 North Julia Street
(East side of North Julia Street, 258' ± North of Old Shell Road)
Use Variance to allow a second residential dwelling unit, in an R-1, Single-Family Residential District; only one dwelling unit is allowed in an R-1, Single-Family Residential District.

4. **#5221**
(Case #ZON2003-02818)
Bob Steele (Bob & David Steele, Owners)
2850 & 2872 Lloyd's Lane
(West side of Lloyd's Lane, 150' ± South of Lampwood Court)
Front Yard Setback Variance to allow the construction of an 8' high fence (2' brick base and 6' high wrought iron) with 8' high brick columns, 1' from the front property line, and an 8' high concrete block wall 3' from the front property line along the North (side) property line; a 25' front yard setback is required for a wall or fence higher than 3-feet in an R-1, Single-Family Residential District.

5. **#5222**
(Case #ZON2003-02819)
Pat M. McFarlane
200 Ridgewood Place
(Northeast corner of Ridgewood Place and The Cedars)

Side Yard (Street) Setback Variance to allow the construction of a 26' x 33' garage within 10' from the South (street) side property line and the construction of a 6' high solid wooden fence within 5' from the South (street) side property line; a minimum side yard setback of 20' is required, along a side street in an R-1, Single-Family Residential District.

VI. OTHER BUSINESS:

Discussion regarding meeting format