

**AGENDA
JANUARY 7, 2002
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman John Peebles

II. APPROVAL OF MINUTES:

December 3, 2001

III. HOLDOVER:

1. #5075

(Case #ZON2001-02242)

Gates of Praise Missionary Baptist Church

2251 Webb Avenue

(West terminus of Webb Avenue, extending South to the North side of McVay Drive, and West to Dog River)

Parking Surface Variance to allow substandard parking surfaces in an R-1, Single-Family Residential District; paved surfacing of driveways and parking are required.

IV. PUBLIC HEARINGS:

1. #5084

(Case #ZON2001-02715)

Claude D. & Sara P. Boone

1615 Government Street

(Southeast corner of Government Street and Monterey Street)

Fence Height Variance to allow the construction of a 6' high stucco fence along a side street property line; a 20' side yard setback is required for a fence higher than 3', in an B-1, Buffer Business District.

2. #5085

(Case #ZON2001-02720)

Consumer Mortgage Company, Inc.

1057 Stewart Road

(South side of Stewart Road, 210'± East of Vera Street)

Side Yard and Total Combined Side Yard Setback Variances to allow the placement of a dwelling within 5' of the side yard property line and to allow a 15' total side yard setback; an 8' side yard setback and 20' combined side yard setbacks are required on a 70' wide lot in an R-1, Single-Family Residential District.

3. **#5086**
(Case #ZON2001-02721)
Katt's Christian Day Care & Child Development Center (Church of God Pentecostal, Owners)
2700 First Avenue
(Northwest corner of First Avenue and Main Street)
Use Variance to allow the addition of a commercial (private) Day Care to an existing church in an R-1, Single-Family Residential District; Day Cares are allowed in B-1, Buffer Business Districts with Planning Approval and by right in B-2, Neighborhood Business Districts.

4. **#5087**
(Case #ZON2001-02722)
Quality Sign Company, Inc. (Cummings & White-Spunner & Associates, Owners)
6347 A Airport Boulevard
(South side of Airport Boulevard, 500'± East of Hillcrest Road)
Sign Variance to allow the addition of 72 square feet of freestanding signage on an existing 805 square foot freestanding sign on a multi-tenant site; only one freestanding sign with a maximum of 350 square foot is allowed on a multi-tenant site with less than 601' of street frontage in a B-2, Neighborhood Business District.

5. **#5088**
(Case #ZON2001-02723)
E. B. M. Midtown Investments, L.L.C.
2607 Cameron Street, 27 Alexander Street & 22 Tacon Street
(South side of Cameron Street, 150'± West of Alexander Street; 100'± West of Alexander Street, 200'± South of Cameron Street; and East side of Tacon Street, 150'± South of Cameron Street)
Use and Parking Variances to allow the expansion of a parking lot onto R-1, Single-Family Residential properties and to allow off-site parking on a B-3, Community Business site; commercial parking is prohibited in R-1, Single-Family Residential Districts and parking is required to be located on site in a B-3, Community Business Districts.

6. **#5089/4950**
(Case #ZON2001-02724)
Jaguar Cleaners (Frank A Dagley & Associates, Inc., Agent)
6211 Airport Boulevard
(Southeast corner of Airport Boulevard and Louise Avenue)
Side Yard Setback Variance to allow a 12' x 20' drive-thru canopy within 6'4" of a side street property line; a minimum side yard setback of 20' is required on a corner lot when the lot to the rear fronts the side street.

7. #5090

(Case #ZON2001-02762)

Sharon D. Townsend

2643 Bear Fork Road

(West side of Myers Road [private street], 1300'+ South of Bear Fork Road)

Use Variances to allow multiple dwellings in an R-1, Single-Family Residential District, and to allow one dwelling to be a Mobile Home; Mobile Homes are allowed with Planning Approval in R-1, Single-Family Residential Districts.