

AGENDA
APRIL 4, 2005
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. PUBLIC HEARINGS:

1. #5300

(Case #ZON2005-00599)

Jeffery W. Jurasek

117 Florence Place

(West side of Florence Place, 425' ± North of Old Shell Road)

Side Yard Setback Variance to allow a 528 square foot addition “in-line” with the existing dwelling 5’ from the side (North) property line; a minimum side yard setback of 7.14’ is required for a lot that is 50’ wide at the front building setback line in an R-1, Single-Family Residential District.

2. #5301

(Case #ZON2005-00607)

Paulk Properties-Mobile, LLC

2051 West I-65 Service Road North

(West side of West I-65 Service Road North, 300' ± North of Brookdale Drive North)

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.

3. #5302

(Case #ZON2005-00608)

M. Don Williams, III (Albert & Anne Haas, Owners)

62 Marston Lane

(East side of Marston Lane, 155' ± North of Oakland Avenue)

Rear Yard Setback Variance to allow construction of a two-story, 1,600 square foot, double garage/playroom to an existing dwelling 2’ from the rear property line; a minimum rear yard setback of 8’ is required in an R-1, single-Family Residential District.

4. **#5303**
(Case #ZON2005-00609)
M. Don Williams, III (John Roberts, Owner)
22 Lancaster Road
(Southeast corner of Lancaster Road and York Place)
Rear and Side Yard Setback Variances to allow the construction of a carport and laundry room 4' from the side property line and 4' from the rear property line; an 8' minimum side and rear yard setback is required in an R-1, Single-Family Residential District.

5. **#5304**
(Case #ZON2005-00618)
Peter J. Palughi
3408 Bay Front Road
(West side of Bay Front Road, 162'± North of Stewart 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.