

**AGENDA
MAY 4, 2015
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman, William L. Guess

II. ROLL CALL

	William L. Guess, Chairman
	Vernon Coleman, Vice-Chairman
	Sanford Davis
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	John Burroughs

III. MINUTES:

IV. HOLDOVERS:

1. **#5937**

(Case #ZON2014-02189)

Cellular South Real Estate

1621 Virginia Street

(Southeast corner of Lott Street and Virginia Street)

Height, Setback, Residential Buffer, Parking Surface, and Tree Planting Variances to allow a 152 foot monopole telecommunications tower setback 5 feet 10 inches from a lease parcel line and 159 feet from residential property, with a gravel access drive and parking, and no tree plantings in a B-3, Community Business District; the Zoning Ordinance limits structures to a 45 feet height, with telecommunications towers to be setback the height of the tower (150 feet) from a lease parcel line, and with a residential buffer separation of 200 feet or 150% of the height of the tower, whichever is greater (228 feet), with paved access and parking surfaces, and with one tree per every 30 feet of lease parcel perimeter, in a B-3, Community Business District.

Council District 2

#5953

(Case #ZON2015-00281)

2. **Jerry Arnold, (Don Williams, Agent)**

103 North Warren Street

(Northwest corner of North Warren and St. Michael Street).

Bulk Site Variances to allow a wooden surface terrace to occupy 26% of the width of the building façade on the primary frontage on North Warren Street, a 12 inch high terrace for outdoor seating and allow a metal canopy in the Downtown Development District; the Zoning Ordinance requires a terrace to be 100% of the width of the building on the primary frontage except for where driveways are permitted and must be paved or landscaped, minimum of a 20 inch high terrace for outdoor seating and does not allow metal canopies in the Downtown Development District.

Council District 2

V. **PUBLIC HEARINGS:**

3. **#5961**

(Case #ZON2015-00826)

David & Kim Padgett

151 College Lane

(Northwest corner of College Lane and Stein Avenue).

Site Variance to allow an A/C unit taller than 3' and construction of a 6 feet to 8 feet high brick/wood privacy fence to be constructed within the front 25' minimum setback line in an R-1, Single-Family Residential District; The Zoning Ordinance requires a minimum 25 feet front setback for structures higher than 3 feet tall in an R-1, Single-Family Residential District.

Council District 7

4. **#5962/945**

(Case #ZON2015-00881)

Russell Holland, Real Estate Representative of Waffle House, Inc.

4959 Moffett Road

(South side of Moffett Road extending to the North side of Overlook Road).

Front Yard Setback Variance to allow construction of a restaurant within 12.7 feet of front yard setback and dumpster pad approximately 18 feet within the front 25 feet yard setback in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum 25' front setback for structures higher than 3 feet tall in a B-2, Neighborhood Business District.

Council District 1

5. **#5963**
(Case #ZON2015-00883)
Advantage Sign Company
5669 U.S. Highway 90 West
(East side of U.S. Highway 90 West, 265'± North of East Drive).
Sign Variance to allow a digital gasoline price sign within approximately 151± feet of an R-1, Single-Family Residential District; the Zoning Ordinance does not allow any digital signs within 300 feet of any residentially zoned property.
Council District 4
6. **#5964/5362/5342/4617/4594**
(Case #ZON2015-00887)
Wrico Signs, Inc./ Joe Bullard Pre Owned
1151 East I-65 Service Road South
(Southeast corner of East I-65 Service Road South and International Drive).
Sign Variance to allow a second wall sign on a multi-tenant site in a B-3, Community Business District; the Zoning Ordinance allows only one wall sign per tenant on a multi-tenant site in a B-3 Community Business District.
Council District 5
- #5965**
7. (Case #ZON2015-00898)
Mikell & Claire Taylor
4550 Knight Way Drive
(West side of Knight Way Drive, 100'± East of Kings Way Drive).
Side Yard Setback Variance to allow the construction of a garage within 5 feet of side yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires all structures be a minimum of 8' from the side yard property line in an R-1, Single-Family Residential District.
Council District 5
- #5966**
8. (Case #ZON2015-00901)
Barbara Moiren
4185 Shipyard Road
(East side of Shipyard Road, 2/10± mile North of Cypress Business Park Drive).
Use Variance to allow two mobile homes as primary residences on a single lot in an R-1, Single-Family Residential District with one mobile home 18.8 feet within the front yard setback, and one mobile home within 24.4 feet of the front yard setback; the Zoning Ordinance only allows one home on a single lot and does not allow mobile homes by right in an R-1, Single-Family Residential District and requires all structures to be 25 feet minimum from the front property line.
Council District 4

9. **#5967/4155/1652**
(Case #ZON2015-00904)
John D. McCampbell
1564 Duval Street
(North side of Duval Street, 255'± East of Antwerp Street).
Use Variance to allow a barber shop, barber school, no perimeter tree plantings and 18' drive aisles in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow a barber shop nor barber school by right, requires 14 perimeter trees and 24' drive aisles in an R-1, Single-Family Residential District.
Council District 2
10. **#5968**
(Case #ZON2015-00919)
J. Burmeister, LLC/ Todd Dempsey
North side of Airport Boulevard 405'± West of Border Circle West
Sign Variance to allow 4 wall signs and a monument sign for a proposed restaurant on a single tenant site in a B-3, Community Business District; the Zoning Ordinance allows 2 wall signs and 1 freestanding or 3 wall signs and no freestanding sign for a business on a single tenant site in a B-3, Community Business District.
Council District 7
11. **#5969**
(Case #ZON2015-00649)
Lori Watkins, ID Associates, Inc.
425 Schillinger Road South
(East side of Schillinger Road South, 425'± South of Airport Boulevard)
Sign Variance to allow 4 wall signs and a freestanding sign for an restaurant in a B-3, Community Business District; the Zoning Ordinance allows 3 wall signs and 1 freestanding sign for a restaurant in a B-3, Community Business District.
Council District 6

V. **OTHER BUSINESS**