

AGENDA
JUNE 5, 2006
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. **#5352**

(Case #ZON2006-00752)

Pete J. Vallas, A.I.A. (Mr. & Mrs. Christopher B. White, Owners)

159 Hillwood Road

(Southwest corner of Old Shell Road and Hillwood Road)

Fence Height Variance to allow the construction of an eight foot tall masonry wall setback a minimum of ten feet from the Old Shell Road (side street) and Hillwood Road (front) property lines; a 20-foot side yard setback is required along a side street (Old Shell Road), and a 25-foot front yard setback is required along Hillwood Road in an R-1, Single-Family Residential District.

IV. PUBLIC HEARINGS:

1. **#5353**

(Case #ZON2006-00968)

Brooke E. Beard

4360 The Cedars

(North side of The Cedars, 370' ± East of McGregor Avenue)

Side Yard Setback Variance to allow a (13.25' x 36') addition to a residential structure within 5-feet of a side property line; an 8-foot side yard setback is required for residential structures on a lot 56-feet wide in a R-1, Single-Family Residential District.

2. **#5354**

(Case #ZON2006-00973)

Rester and Coleman Engineers, Inc. (as agent for Tim & Susan Fuller)

1000 Wildwood Avenue

(Southwest corner of Wildwood Avenue and Chandler Street)

Side Yard Setback and Combined Side Yard Variances to allow an existing (20.13' x 20.13') garage to remain within 0.39-feet of a side property line, to allow an

existing dwelling within 5.27-feet of a side property line, and to allow a total combined side yard of 15.98-feet; a 7.2-foot minimum side yard setback is required from a side property line, and a total combined side yard of 16.6-feet is required for structures on a lot 50-feet wide in a R-1, Single-Family Residential District.

3. **#5355**

(Case #ZON2006-00976)

Frederick W. & Leigh M. Rowell

(South side of Government Street, 60' ± East of Breamwood Avenue)

Side Yard Setback and Combined Side Yard Variances to allow the construction of a residence within 6-feet of the side (West) property line, and to allow a total combined side yard of 18-feet; an 8-foot side yard setback is required from a side property line, and a total combined side yard of 19.6-feet is required for residential structures on a lot 59-feet wide in a R-1, Single-Family Residential District.

4. **#5356**

(Case #ZON2006-00977)

Volunteers of America Southeast

City-wide.

Administrative Appeal of a staff determination classifying a facility that provides housing under the Homeless Veterans Grant and Per Diem Program as an emergency shelter, and requesting that it be classified as a domiciliary.