

AGENDA
July 9, 2018
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

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

III. PUBLIC HEARINGS:

1. #6185/1339

(Case #BOA-000527-2018)

Branch Towers III, LLC

1857 Duval Street

(South side of Duval Street, 560'± West of Houston Street.)

Height, Lease Parcel Setback, Residential Buffer Separation, Landscaping and Tree Planting Variances to allow a 150' monopole telecommunications tower in a B-3, Community Business District, setback 25' from the lease parcel line and 138' from residentially zoned property, with no landscaping or tree plantings provided; the Zoning Ordinance limits structures to a 45' maximum height in B-3, Community Business Districts, and cellular communications towers must be setback at least the height of the tower (150') from the lease parcel line, and setback 200' or 150% the height of the tower (225'), whichever is greater, from residentially zoned property, and must have 12% of the lease parcel landscaped and must have tree plantings around the tower compound.

Council District 3

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2. **#6186/1585**
(Case #BOA-000547-2018)
McDowell Knight Roedder & Sledge, LLC (J. Stephen Harvey, Agent)
558 & 560 Houston Street
(West side of Houston Street, at the West terminus of Old Canal Street.)
Use, Multiple Structures, Parking Surface, Rear Yard Setback and Side Yard Setback Variances to amend a previously approved Use Variance to allow an automotive repair shop in a B-2, Neighborhood Business District, with multiple structures on a single building site, with an aggregate parking surface, a 7.2' rear yard setback, a 1.7' rear yard setback, and a 1.7' side yard setback; the Zoning Ordinance requires a minimum B-3, Community Business District, for an automotive repair shop, a single structure per building site, parking surfaces to be paved in asphalt, asphaltic concrete, concrete, or an approved alternative parking surface; and requires at least a 10' side and rear yard setback from adjacent residentially zoned properties.
Council District 2
3. **#6187/6041/5825/5722/5644/4775/4631/1836**
(Case #BOA-000549-2018)
Goodwyn Mills & Cawood, Inc. (Chris Murphy, Agent)
107 St. Francis Street
(South side of St. Francis Street, extending from North Royal Street to St Joseph Street.)
Sign Variance to amend a previously approved Sign Variance to allow a total of three (3) upper story wall signs on separate facades on a building more than ten (10) stories high in a T-6 Sub-District within the Downtown Development District, and a logo width of 15'-5" and exceeding a total of 64 square feet for a tenant within a Historic District; the Zoning Ordinance allows a total of two (2) upper story wall signs on separate facades on a building more than ten (10) stories high in a T-6 Sub-District within the Downtown Development District, limits the logo size to ten (10) feet in any direction, and limits the total square footage to 64 square feet per tenant in a Historic District.
Council District 2
4. **#6188**
(Case #BOA-000552-2018)
Florida Certified Sign Erectors
25 West I-65 Service Road North
(West side of West I-65 Service Road North, 340'± South of College Lane South, extending to the East side of Du Rhu Drive.)
Sign Variance to allow a second wall sign for a tenant on a single street frontage wall on a multi-tenant site in a B-1 Buffer Business District; the Zoning Ordinance allows one wall sign per tenant per street frontage wall on a multi-tenant site in a B-1, Buffer Business District.
Council District 7

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5. **#6189**
(Case #BOA-000556-2018)
Kelly A. McGinley
9 Spring Bank Road South
(East side of Spring Bank Road South, 77'± North of Rutledge Place.)
Side Yard Setback Variance to allow the construction of a carport within 5'-1" of a side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8' side yard setback for structures in an R-1, Single-Family Residential District.
Council District 7

6. **#6190**
(Case #BOA-000557-2018)
Trawick International, Inc.
620 Azalea Road
(South side of Azalea Road, 685'± West of Village Green Drive.)
Use Variance to allow a beauty salon in a B-1, Buffer Business District; the Zoning Ordinance requires a minimum B-2, Neighborhood Business District for a beauty salon.
Council District 5

7. **#6192**
(Case #BOA-000559-2018)
Transport Refrigeration Sales & Service, Inc.
4229 Fellowship Drive
(North terminus of Fellowship Drive.)
Use Variance to allow the sales and service of transit refrigeration equipment in a B-5, Office-Distribution District; the Zoning Ordinance does not allow the sales and service of transit refrigeration equipment in a B-5, Office-Distribution District.
Council District 4

8. **#6194**
(Case #BOA-000561-2018)
Anchor Engineering
East side of Schillinger Road South, 850'± North of Hitt Road.
Off-Premise Sign Variance to allow an off-premise monument sign for an apartment complex in a B-3, Community Business District; the Zoning Ordinance requires all signage to be on-premise for an apartment complex in a B-3, Community Business District.
Council District 6

IV. OTHER BUSINESS: