

**AGENDA
NOVEMBER 2, 2004
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVER:

1. **#5268**

(Case #ZON2004-02020)

Robert S. Moore

4213 Halls Mill Road

(East side of Halls Mill Road, 410'± North of Alden Drive)

Parking and Access/Maneuvering Surface Variances to allow aggregate parking and access/maneuvering areas in an B-3, Community Business District; parking and access/maneuvering areas must be asphalt, concrete or an approved alternative paving surfaces in B-3, Community Business Districts.

IV. PUBLIC HEARINGS:

1. **#5269**

(Case #ZON2004-01987)

George & Diann L. Ragazzo

323 Spring Hill Woods Drive West

(West side of Spring Hill Woods Drive West, 1,000'± West of Border Drive West)

Side Yard Setback Variance to allow the construction of an 10' x 12' storage building 2.4' from the side (North) property line; a minimum side yard setback of 8' is required for a lot that is 60' wide or wider at the front building setback line in an R-1, Single-Family Residential District.

2. **#5270**
(Case #ZON2004-02070)
Roy & Rebecca C. Burns and Cecil & Susan Gardner (Owners)
1160 Church Street & Lot 1 of Cloister Subdivision
(Northeast corner of Church Street and Rapier Avenue, extending 177'± along Rapier Avenue)
Front Yard and Side Yard Variances to allow the construction of a 6' solid wooden fence on the front property line (Lot 1 of Cloister Subdivision) and side property line (1160 Church Street) along Rapier Avenue; a 25' front yard setback is required from the front property line and a 4.34' side yard (street) setback for a wall or fence higher than 3-feet in a historic district where the site is zoned R-1, Single-Family Residential.

3. **#5271**
(Case #ZON2004-02061)
The Mobile Medical Endowment Trust, Inc.
2701 Airport Boulevard
(South side of Airport Boulevard, 180'± West of Grant Street)
Buffer Protection Variance to allow no fence or wall to serve as a buffer protection; a minimum 6' high solid wooden fence is required in all commercially zoned districts that adjoin residentially zoned districts.

4. **#5272/3366/3139**
(Case #ZON2004-02101)
Robert Matthew Shipp
1757 Government Street
(Northwest corner of Government Street and Weinacker Avenue)
Use, Front Yard Setback and Parking Ratio Variances to allow the expansion (1,330 square foot courtyard) of an existing (5,800 square foot) restaurant, 19' from the front property line with 59 parking spaces in an B-1, Buffer Business District; a restaurant requires a minimum B-2, Neighborhood Business District, 25-foot front yard setback and 72 parking spaces are required for a 7,130 square foot restaurant.

5. **#5273**
(Case #ZON2004-02107)
Steve Guerin
210 Rapier Avenue
(Northwest corner of Rapier Avenue and Palmetto Street)
Side Yard Setback Variance to allow the construction of a 6' wooden privacy fence with 8' columns along a side street property line in a R-1, Single-Family Residential District; an 8'4" side yard setback is required for a fence higher than 3', or a minimum side street setback of 8'4" is required for a 6' privacy fence, on a corner lot in a historic district where the site is zoned R-1, Single-Family Residential.

6. **#5274**
(Case #ZON2004-02109)
MLK Avenue Redevelopment Corporation
Lot 6, Block 4, Fisher Tract
(North side of Dr. Martin Luther King, Jr. Avenue, 100'± West of Maple Street)
Front Yard Setback Variance to allow a new dwelling unit to be constructed 12' from the front property line in an R-1, Single-Family Residential District; a minimum front yard setback of 25' is required in an R-1, Single-Family Residential District.

7. **#5275**
(Case #ZON2004-02110)
MLK Avenue Redevelopment Corporation
Lot 7, Block 4, Fisher Tract
(North side of Dr. Martin Luther King, Jr. Avenue, 50'± West of Maple Street)
Front Yard Setback Variance to allow a new dwelling unit to be constructed 12' from the front property line in an R-1, Single-Family Residential District; a minimum front yard setback of 25' is required in an R-1, Single-Family Residential District.

8. **#5276**
(Case #ZON2004-02111)
MLK Avenue Redevelopment Corporation
Lot 8, Block 4, Fisher Tract
(Northwest corner of Dr. Martin Luther King, Jr. Avenue and Maple Street)
Front Yard Setback and Side Yard Setback Variances to allow a new dwelling unit to be constructed 12' from the front property line and 12' from the side (street) property line in an R-1, Single-Family Residential District; a minimum front yard setback of 25' and a minimum side (street) yard of 12.86' is required in an R-1, Single-Family Residential District.

9. **#5277**
(Case #ZON2004-02112)
MLK Avenue Redevelopment Corporation
Lot 9, Block 4, Fisher Tract
(West side of Maple Street, 110'+ North of Dr. Martin Luther King, Jr. Avenue)
Front Yard Setback Variance to allow a new dwelling unit to be constructed 12' from the front property line in an R-1, Single-Family Residential District; a minimum front yard setback of 25' is required in an R-1, Single-Family Residential District.