

**AGENDA
DECEMBER 2, 2002
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman John Peebles

II. APPROVAL OF MINUTES:

November 4, 2002

III. PUBLIC HEARINGS:

1. #5143

(Case #ZON2002-02447)

James M Brown

1204 New Saint Francis Street

(North side of New Saint Francis Street, 267' ± East of North Georgia Avenue)

Side Yard Setback, Rear Yard Setback and Site Coverage Variances to allow the construction of a 24' x 24' garage within 3' of the side property line, 2.13' of the rear property line and to allow 42% site coverage; a minimum side yard setback of 7', a minimum rear yard setback of 8' and a maximum site coverage of 35% is required for a 49' wide lot in an R-1, Single-Family Residential District.

2. #5144

(Case #ZON2002-02474)

Wellington Street Baptist Church

1308 Mobile Street

(West side of Mobile Street, 70' ± North of Chastang Street)

Use and Parking Ratio Variances to allow 22 off-site parking spaces for the expansion of a church parking lot in an R-1, Single-Family Residential District; parking lots are allowed by right in a B-1, Buffer Business District; the Zoning Ordinance requires all parking to be located on-site and 25 parking spaces are required for a church with 100 sanctuary seats.

3. #5145

(Case #ZON2002-02477)

Nathaniel Johnson

2158 Dickens Street

(East side of Dickens Street, 217' ± North of Osage Street)

Side Yard Setback and Combined Side Yard Total Setback Variances to enclose a patio within 2.4' of the side property line, and provide a total combined side yard of 12.4'; a minimum side yard setback of 7.1' and a total combined side yard setback of 16.6' is required for a 50' wide lot in an R-1, Single-Family Residential District.

4. **#5146**
(Case #ZON2002-02479)
Mrs. Carzetta Scott
213 Furr Street
(West side of Furr Street, 208' ± South of Old Carline Street)
Use, Off-Site Parking and Parking Surface Variances to allow a lounge, with 34 off-site parking spaces and an aggregate parking and maneuvering surface in an R-1, Single-Family Residential District; a lounge is allowed by right in a B-2, Neighborhood Business District, the Zoning Ordinance requires all parking to be located on-site; asphalt, concrete or an approved alternative paving surface is required for all parking and maneuvering areas.

5. **#5147**
(Case #ZON2002-02480)
Christopher S. King
208 South Georgia Avenue
(West side of South Georgia Avenue, 52' ± North of Elmira Street)
Side Yard Setback and Site Coverage Variances to allow the construction of a 20.8' x 17.6' addition within 6'10" of the side property line and to allow 42% site coverage; a minimum side yard setback of 7' and a maximum site coverage of 35% is required for a 50' wide lot in an R-1, Single-Family Residential District.

6. **#5148**
(Case #ZON2002-02481)
George R. Sinclair
1105 Savannah Street
(South side of Savannah Street, 76' ± West of George Street)
Side Yard Setback Variance to allow the construction of an 18' x 18' carport within one foot of the side property line; a minimum side yard setback of 8' is required an R-1, Single-Family Residential District.