

**AGENDA
MAY 6, 2013
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 |
| | Adam Metcalfe |
| | Jeremy B. Milling |
| | Russell Reilly (S) |
| | J. Tyler Turner (S) |

III. PUBLIC HEARINGS:

1. #5819

(Case #ZON2013-00606)

Soul Kitchen

219 Dauphin Street

(South side of Dauphin Street, 85' ± East of South Joachim Street)

Sign Variance to allow a total of 110.76 square feet of wall signage in a historic district; the Zoning Ordinance allows a maximum of 64 square feet of signage for a business in a historic district.

Council District 2

2. **#5820**
(Case #ZON2013-00608)
Laura Cantrell Rogers
1916 Airport Boulevard
(North side of Airport Boulevard, 405'± West of Myrtle Avenue)
Parking Ratio, Access and Maneuvering, Side Yard Setback, and Landscaping and Tree Planting Variances to allow a 3,420 square-foot commercial building with four compliant parking spaces, stacked driveway parking within a 9' wide one-way driveway and maneuvering within the right-of-way, with a 2' side yard setback from both adjacent commercial and residential properties, and no landscaping or tree plantings in a B-3, Community Business District; the Zoning Ordinance requires twelve compliant parking spaces for a 3,420 square-foot commercial building, no stacked parking, driveways to be at least twelve feet wide, and all maneuvering area to be out of the right-of-way, side yard setbacks to be a minimum of 5' off adjacent commercial and 10' off adjacent residential properties, and meeting all landscaping and tree planting requirements in a B-3, Community Business District.
Council District 2

3. **#5821**
(Case #ZON2013-00644)
Jennifer Vazquez
2488 Sayner Avenue
(North side of Sayner Avenue, 225'± East of its West terminus)
Use Variance to allow two horses on residential property in an R-1, Single-Family Residential District; the Zoning Ordinance requires an R-A, Residential-Agricultural District to keep horses.
Council District 4

4. **#5822**
(Case #ZON2013-00761)
Thermo King
5340 Willis Road
(South and East side of Willis Road, 320 ± West of USHY 90 W)
Surface Variance to allow aggregate maneuvering and parking surface in an I-1, Light Industrial District; the Zoning Ordinance requires maneuvering and parking area surfaced with concrete, asphaltic concrete, asphalt or alternative parking surface as defined in Section 64-2 of the Zoning Ordinance in an I-1, Light Industrial District.
Council District 4

5. **#5823**
(Case #ZON2013-00803)
Carla M. Sharrow
1001 Augusta Street
(Southwest corner of Augusta Street and Charles Street)
Administrative Appeal of a staff determination of approval regarding the nonconforming status of multiple dwelling units located on a property in an R-1, Single-Family Residential District; the Zoning Ordinance allows multiple dwelling units on a single site in an R-1, Single-Family Residential District, with staff approval of nonconforming use history evidence.
Council District 2

6. **#5824**
(Case #ZON2013-00882)
Center for the Living Arts
301 Conti Street
(Southwest corner of Conti Street and South Jackson Street)
Sign Variance to allow two banner signs, one 264 square feet and one 300 square feet, to be hung for a nine-month period at a non-profits arts facility in a B-4, General Business District: the Zoning Ordinance allows one banner sign per business with a maximum size of 32 square feet for a duration of thirty days, three times per year, in a B-4, General Business District.
Council District 2

7. **#5825/5722/5644/4775/4631/1836**
(Case #ZON2013-00958)
Knight Sign Industries
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 568.33 square feet of wall signs on two facades of a multi-tenant building in a B-4, General Business District, and also within the Lower Dauphin Historic District; the Zoning Ordinance allows a maximum total of 64 square feet of signage per tenant in a B-4, General Business District, within the Lower Dauphin Historic District.
Council District 2

8. **#5826**
(Case #ZON2013-00962)
Lyn Manz-Walters
2406 Prichard Avenue West
(North side of Prichard Avenue West, 200'± East of Mobile Street)
Use, Multiple Dwellings, and Surface Variances to allow five (5) single-family dwellings on a single lot (an R-3, Multi-Family Residential use), and gravel access and parking in an R-1, Single-Family Residential District; the Zoning Ordinance allows only one single-family dwelling per lot in an R-1, Single-Family Residential District, and requires compliant paved access and parking for R-3, Multi-Family Residential uses.
Council District 1
9. **#5827**
(Case #ZON2013-00963)
H & H Motorcars, Tom Horst, Agent
5706 US Highway 90 West
(West side of US Highway 90 West, 56'± South of Plantation Road)
Access and Parking Surface Variances to allow gravel access and parking for a business in a B-3, Community Business District; the Zoning Ordinance requires access and parking areas to be paved with asphalt, concrete, or an approved alternative paving surface in a B-3, Community Business District.
Council District 4
10. **#5828**
(Case #ZON2013-00964)
Tom Myers
4306 The Cedars
(North side of The Cedars, 315'± West of Dilston Lane)
Side and Combined Side Yard and Rear Setback, and Increased Site Coverage Variances to allow a car shelter at a single-family dwelling to be on one side property line with 4' of side yard on the other side of the dwelling, with a combined side yard total of 4', a proposed workshop/exercise building 3'-6" off a rear property line, and 37% total site coverage in an R-1, Single-Family Residential District; the Zoning Ordinance requires at least an 8' side yard setback and a combined side yard total of 20', an 8' rear setback, and allows a maximum site coverage of 35% in an R-1, Single-Family Residential District.
Council District 7

11. **#5829**
(Case #ZON2013-00971)
Tracey Glover
7125 Hitt Road
(Southwest corner of Hitt Road and Cody Road South)
Use Variance to allow a commercial meal preparation and delivery service at an existing church in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow a commercial meal preparation and delivery service at a church in an R-1, Single-Family Residential District.
Council District 6
12. **#5830/5465/1793**
(Case #ZON2013-00969)
Christopher C. Knowles, IV
650 Palm Street
(Northeast corner of Palm Street and Cotton Street)
Use, Side Yard Setback and Rear Setback Variances to amend a previously approved Variance to allow a carwash with a carport 5' off a side property line and 5' off a rear property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum B-2, Neighborhood Business District, for a carwash, and requires a 10' side yard and 10' rear setback from adjacent residential properties for commercial uses in an R-1, Single-Family Residential District.
Council District 1
13. **#5831/5655**
(Case #ZON2013-00972)
Mobile Terrace Christian Center (William T. Partridge, Agent)
7154 9th Street
(North side of Ninth Street, 200'± East of Lincoln Boulevard)
Tree Planting and Buffer Fence Variances to amend a previously approved Variance to allow no heritage tree plantings and no wooden privacy fence along a side property line adjoining residential use at an existing church youth annex in an R-1, Single-Family Residential District; the Zoning Ordinance requires five heritage tree plantings and a 6'-high wooden privacy fence buffer along a side property line adjoining residential use at a church youth annex in an R-1, Single-Family Residential District.
Council District 7

IV. OTHER BUSINESS