

AGENDA
APRIL 2, 2007
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

February and March meetings

III. HOLDOVERS:

1. **#5408**

(Case #ZON2007-00240)

Randy Hallford

1861 Duval Street

South side of Duval Street, 200' ± East of the South terminus of Murray Hill Court (private street).

Use and Access/Maneuvering Variances to allow an appliance salvage yard in a B-3, Community Business District with head-in, back-out parking; the Zoning Ordinance requires a minimum of an I-1, Light industry District and all access/maneuvering must be on-site.

IV. PUBLIC HEARINGS:

1. **#5410**

(Case #ZON2007-00648)

Thomas M. Kaoui

1250 Arlington Street

Northwest corner of Arlington Street and Bascombe Street.

Use Variance to allow an automotive mechanic shop in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of B-3, Community Business District.

2. **#5411**

(Case #ZON2007-00748)

Michelle Frazier Harris

3157 Orleans Street

South side of Orleans Street, 215' ± East of Paris Avenue.

Use Variance to allow a home occupation beauty shop in a detached accessory structure on an adjacent parcel of property; the Zoning Ordinance requires a home occupation to be conducted within the business owner's primary dwelling.

3. #5412

(Case #ZON2007-00760)

Helean I Shatto

312 North Conception Street

East side of North Conception Street, 65'± South of Adams Street.

Use, Setback, and Parking Variances to allow a home occupation for courtyard weddings/receptions, a 16.7' x 19.0' storage cottage setback 0.1' off a rear property line and 0.25' off a side property line, and on-street parking in an R-B, Residential-Business District; a home occupation for courtyard weddings/receptions is not allowed, the Zoning Ordinance requires a zero or 5'+ rear and side yard setback, and on-site parking is required in an R-B, Residential-Business District.

4. #5413

(Case #ZON2007-00815)

Bruce H. Britt

North side of Halls Mill Road, 620'± West of Victory Drive.

Use and Access/Maneuvering Area Variances to allow cement garden ornaments manufacturing in a B-3, Community Business District, with 20'-wide vehicle access/maneuvering area; the Zoning Ordinance requires a minimum I-2, Heavy Industry District for concrete products manufacture, and 24'-wide vehicle access/maneuvering area.