

**AGENDA  
MAY 3, 2004  
BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman Reid Cummings

**II. APPROVAL OF MINUTES:**

April 5, 2005

**III. HOLDOVER:**

**1. #5234**

(Case #ZON2004-00548)

**Eliska Wireless Ventures I, Inc. (T-Mobile), (David Wilkins, Agent)**

South side of Osage Street, 180' ± East of Dr. Martin Luther King, Jr. Avenue.

**Height, Setback, and Buffer Separation Variances to allow a 150' monopole Telecommunications Tower, setback 25' from a lease parcel line, and 152' from residentially zoned property; the maximum allowable height is 45', a 150' tower must be setback at least 150' from a lease parcel line, and a minimum separation of 225' (150% of the height of the tower) is required in a B-2, Neighborhood Business District.**

**IV. PUBLIC HEARINGS:**

**1. #5237**

(Case #ZON2004-00809)

**Triple C Properties, L.L.C.**

**2054 Senator Street**

(North side of Senator Street, 75' ± East of Holcombe Avenue)

**Use, Parking Ratio, Parking Surface and Access/Maneuvering Variances to allow two structures (3 units) as apartments in a B-2, Neighborhood Business District, to allow 3 on-site parking spaces, an aggregate surface parking lot, and a substandard (12') width driveway; the Zoning Ordinance requires R-3, Multi-Family or B-1, Buffer Business zoning for apartments, 5 on-site parking spaces, that parking be asphalt, concrete or an approved alternative paving surface, and a 24' wide drive for two-way traffic.**

**2. #5238**

(Case #ZON2004-00901)

**Crewe of Columbus, Inc.**

**1106 South Conception Street**

(Bounded by South Franklin Street, Pillans Street, South Conception Street, and Illinois Central Gulf Railroad right-of-way)

**Front Yard Setback, Side Yard Setback, Landscaping and Tree Planting Variances to allow the expansion (16,300 sq.ft.) of an existing float barn within 0.5' of the front (West) property line, within 2.4' from the side (South) property line, 0% landscaping and no trees to be planted; the Zoning Ordinance requires a minimum 25' front yard setback, a side yard setback of 0' or 5', a minimum of 12% landscaping and the provision of one frontage tree for each 30-feet of road frontage.**

3. **#5239**

(Case #ZON2004-00918)

**Kathleen T. Breland**

**1152 Santa Maria Court**

(West terminus of Santa Maria Court)

**Use Variance to allow a second dwelling unit (second kitchen) in a R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of R-2, Two-Family Residential.**

4. **#5240**

(Case #ZON2004-00919)

**Pitsios Family Limited Partnership**

**258 North Claiborne Street**

(East side of North Claiborne Street, 97'± South of Congress Street)

**Building Site Area Variance to allow an 8-unit apartment complex on a 12,773 sq.ft. lot; the Zoning Ordinance requires a minimum size lot of 15,000 sq.ft for an 8-unit apartment complex in an R-B, District.**

5. **#5241**

(Case #ZON2004-00920)

**Reverend Henry and Sherrell E. Jackson, Jr.**

**669 Burden Street**

(West side of Burden Street, 180'+ South of Shell Street)

**Rear Yard Setback and Side Yard Setback Variances to allow a 25.7' x 24.2' double-car garage 5.9' from the rear (West) property line and 2' from the side (South) property line; a minimum rear yard setback of 8' and a minimum side yard setback of 8' is required for a 60' wide lot in an R-1, Single-Family Residential District.**

6. **#5242**

(Case #ZON2004-00924)

**Elijah Mateen**

**751 North Carolina Street**

(Southwest corner of North Carolina Street and South Scott Street)

**Side Yard (Street) Setback Variance to allow a (2,216 sq.ft) addition to an existing dwelling within 14' of the East (street) side property line; a minimum side yard**

setback of 20' is required along a side street in an R-1, Single-Family Residential District.

7. #5244

(Case #ZON2004-00929)

Joseph Ferguson

420 Holcombe Avenue

(West side of Holcombe Avenue, 160'+ North of Little Flower Avenue)

Use Variance to allow an existing structure to be used as a barber shop in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of B-2, Neighborhood Business District.