

**AGENDA**  
**February 1, 2016**  
**BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman William Guess

**II. ROLL CALL**

	William L. Guess, Chairman
	Vernon Coleman, Vice-Chairman
	Sanford Davis
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	John Burroughs

**III. HOLDOVERS**

**1. #6007**

(Case #ZON2015-02188)

**Sivaporn Nimityongskul**

**2354 & 2410 Eloong Drive**

(East terminus of Eloong Drive).

**Parking Surface and Access and Maneuvering Variances to allow unpaved surfacing for a meditation center in an R-1, Single-Family Residential District; the Zoning Ordinance requires asphalt, concrete, or an approved alternative paving surface for parking and maneuvering areas for a meditation center in an R-1, Single-Family Residential District.**

Council District 3

**2. #6020/1870/3149**

(Case #ZON2015-01651)

**McDowell Knight Roedder & Sledge, LLC**

501 & 581 Cochrane Causeway

(West side of Cochrane Causeway, 3/4 ± North of the Bankhead Tunnel).

**Administrative Appeal of a staff determination that the handling and storage of coal in an I-2, Heavy Industry District requires Planning Approval. The applicant**

**contends that coal is not a hazardous material, and therefore should not require Planning Approval.**

Council District 2

#### **IV. EXTENSIONS:**

3. **#5992**

(Case #ZON2015-01651)

**Raymond M. Carney**

**511 Houston Street**

(Southeast corner of Houston Street and Booker Street).

**Use and Surface Variances to allow a seafood distributorship in a B-2, Neighborhood Business District with aggregate access, maneuvering and parking surfaces; the Zoning Ordinance requires a minimum of a I-1, Light Industry District for a seafood distributorship and access, maneuvering and parking surfaces must be paved with concrete, asphalt or an approved alternative paving surface in a B-2, Neighborhood Business District.**

Council District 2

4. **#5970/5826**

(Case #ZON2015-00936)

**Lyn A. McDonald**

**2406 Prichard Avenue West**

(North side of Prichard Avenue West, 150'± west of Stanton Road).

**Use, Multiple Dwellings, and Surface Variances to allow a multi-family residential use, to allow five (5) single-family dwellings on a single site, and to allow gravel access, maneuvering and parking for a multi-family development in an R-1, Single-Family Residential District; the Zoning Ordinance requires only one single-family dwelling unit per lot in an R-1, Single-Family Residential District, and requires asphalt, concrete, or an approved alternative paving surface for access, maneuvering and parking for R-3, Multi-Family Residential District.**

Council District 1

#### **V. PUBLIC HEARINGS:**

5. **#6025/5468**

(Case #ZON2016-00004)

**Southern Building Structures, Inc.**

**3520 Government Boulevard**

(North side of Government Boulevard Service Road, 510'± East of Lakeside Drive).

**Surface Variance to allow aggregate surfacing for a display and storage area in a B-3, Community Business District (rezoning pending); the Zoning Ordinance requires asphalt, concrete, or an approved alternative paving surface for display and storage areas in a B-3, Community Business District (rezoning pending).**

Council District 4

6. **#6026/5917**  
(Case #ZON2016-00005)  
**Doria Durham, Agent for Verizon Wireless**  
**104 St. Francis Street**  
(Northwest corner of St. Francis Street and North Royal Street).  
**Site Variance to allow the installation of wireless communications equipment on the rooftop of a building, that will be visible from the street, on a T-6 site within the Downtown Development District; the Downtown Development District requires that all rooftop equipment not be visible from the street on a T-6 site.**  
Council District 2

7. **#6027/5706/1048**  
(Case #ZON2016-00024)  
**E Square. LLC**  
**2724 Old Shell Road**  
(Northeast corner of Old Shell Road and Bay Shore Avenue).  
**Parking Ratio, Front Setback, Side Street Side Yard Setback, and Tree Planting Variances to allow an existing 12,641 square-foot structure that is within 22 feet from the front property line and within zero feet (and extends into the right-of-way) of the side property line, to be converted into a retail business and restaurant and construction of 44 new parking spaces with reduced frontage tree plantings in a B-2, Neighborhood Business District (rezoning pending); the Zoning Ordinance requires at least a 25-foot front yard setback and a 20-foot side street side yard setback, at least 52 on site parking spaces for retail business and restaurant, and full compliance with tree planting requirements in a B-2, Neighborhood Business District (rezoning pending).**  
Council District 1

V. **OTHER BUSINESS**