

**AGENDA
JULY 6, 2009
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. HOLDOVERS

1. #5531

(Case #ZON2009-01103)

Napoleon McCover

208 North Lafayette Street

Southeast and Northeast corners of North Lafayette Street and St. Stephens Road.

Use, Off-Site Parking, Buffer Fencing, and Buffer Fence Height Variances to allow parking in an R-1, Single-Family Residential District, and off-site parking in a B-2, Neighborhood Business District, no buffer fencing facing across-street residential zoning, and to allow 4' high and 5' high buffer fence heights; the Zoning Ordinance does not allow parking in an R-1, Single-Family Residential District, requires all parking to be on-site in a B-2, Neighborhood Business District, requires a 3' high privacy fence along a parking lot street frontage facing across-street residential use, and requires a buffer fence to be 6' high along adjacent residentially used properties.

2. #5535

(Case #ZON2009-00315)

Willie L. Williams, Jr.

601 Holcombe Avenue

Southeast corner of Holcombe Avenue and Senator Street.

Parking Ratio Variance to allow 22 on-site parking spaces for a 3,037 square-foot lounge in a B-3, Community Business District; the Zoning Ordinance requires 31 on-site parking spaces for a 3,037 square-foot lounge in a B-3, Community Business District.

3. #5538
(Case #ZON2009-01310)
James David Brister
64 Bienville Avenue
Northwest corner of Bienville Avenue and Conti Street.
Rear Setback Variance to allow the construction of stairs 0.1' from the rear property line for access to a legal nonconforming garage apartment in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8' rear yard setback in an R-1, Single-Family Residential District.

4. #5540/5533
(Case #ZON2009-01320)
Joel Thomas Daves & Stephanie Daves
East side of Drury Lane, 365'± North of Wimbledon Drive West.
Fence Height Variance to allow the construction of a 13.5 foot high wall along the rear and side property lines in an R-1, Single-Family Residential District; the Zoning Ordinance allows a maximum wall height of 8' along the property lines in an R-1, Single-Family Residential District.

III. **PUBLIC HEARINGS:**

5. #5542
(Case #ZON2009-01461)
Hurley Crews, Sr. , et al
4300 Coalesway Drive
Northwest corner of Coalesway Drive and Belvedere Street
Side Yard Setback Variance to allow a single-family dwelling 5.08' from a side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 7.1' side yard setback for a 50' wide lot in an R-1, Single-Family Residential District.

6. #5543
(Case #ZON2009-01476)
William Jones, Jr.
1020 Oakland Drive
Southeast corner of Oakland Drive
Front Yard Setback Variance to allow the construction of a single-family dwelling 22.4' from the front property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 25' front yard setback in an R-1, Single-Family Residential District.

7. **#5544/4839**
(Case #ZON2009-01495)
B.S. Management
3050 Cottage Hill Road
Northeast corner of Cottage Hill Road and Bel Air Boulevard
Front Yard Setback Variance to allow the construction of a gasoline canopy 22.8' from a front property line in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum 25' front yard setback in a B-2, Neighborhood Business District.

8. **#5545**
(Case #ZON2009-01499)
Advantage Sign Co.
5454 Zeigler Boulevard
Northeast corner of North University Boulevard and Zeigler Boulevard
Sign Variance to allow three wall signs and a freestanding sign at a single-tenant commercial site in a B-2, Neighborhood Business District; the Zoning Ordinance allows two wall signs and one freestanding sign for a single-tenant commercial site in a B-2, Neighborhood Business District.

9. **#5546**
(Case #ZON2009-01500)
Charles G. Seibert
2500 Old Military Road
Northeast corner of Crescent Drive East and Old Military Road
Use, Parking Surface, Access and Maneuvering, Tree and Landscaping, and Front Yard Setback Variances to allow a Mobile Home Park and Recreational Vehicle Park with long-term occupancy in an R-1, Single-Family Residential District, with aggregate parking surface, substandard drive aisle widths, vehicles backing into the right-of-way, reduced number of frontage trees, and Recreational Vehicles and Mobile Homes located within the front yard setback; the Zoning Ordinance requires Planning Approval in an R-3, Multiple-Family Residential District for a Mobile Home Park and Planning Approval in a B-3, Community Business District for a Recreational Vehicle Park, with paved, designated parking, 24' drive aisles, maneuvering of vehicles completely on-site, 38 total frontage trees (all overstory), and a minimum 25' front yard setback.

10. #5547

(Case #ZON2009-01511)

Ultra Car Wash – Mobile Midtown, LLC

1862 Government Street

North side of Government Street, 564' West of Old Government Street, extending North to Airport Boulevard

Screening and Sign Variances to allow a commercial grade aluminum “wrought iron” style fence along the side property lines of a car wash, to allow 126.38 square feet of total signage and to allow two freestanding signs on a single-tenant site; the Zoning Ordinance requires vehicles to be screened from view with a 3’-5’ tall evergreen hedge and/or landscape berm in B-2 or B-3 districts (privacy fence may be used along the side and rear property lines), the maximum of 64 square feet is allowed along the Government Street Corridor and allows only one freestanding sign for a single-tenant development.

11. #5548

(Case #ZON2009-01425)

Don Parden

1007 Government Street

Southeast corner of Government Street and Chatham Street

Parking Surface Variance to allow grid (grass) pavers as an alternative parking surface at an existing church site in an R-1, Single-Family Residential District; the Zoning Ordinance requires that parking lots be properly surfaced with concrete, asphaltic concrete, asphalt or an approved alternative parking surface, which may only be required as a condition of application approval for spaces requested in excess of the minimum ratio requirements.

IV. OTHER BUSINESS