

**AGENDA
FEBRUARY 3, 2003
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman John Peebles

II. APPROVAL OF MINUTES:

III. HOLDOVER:

1. **#5156**
(Case #ZON2002-02631)
Judith D. Wells (Dianne D. Sanford, Owner)
3413 Broadway Drive
(South side of Broadway Drive, 115' ± East of Wacker Lane)
Administrative Appeal to determine the decision of the Land Use staff concerning a “non-conforming” structure.

IV. PUBLIC HEARINGS:

1. **#5157/4782**
(Case #ZON2002-02755)
Gulf Coast Sign Company
1739 East I-65 Service Road South
(East side of East I-65 Service Road South, 750' ± North of Government Boulevard)
Sign Variance to allow four free-standing signs on a multi-tenant site with only 727' of street frontage; only two free-standing signs are allowed on a multi-tenant site with 601'-1200' of street frontage.
2. **#5158/3153**
(Case #ZON2003-000024)
Dale Halladay
1570 Dauphin Street
(North side of Dauphin Street, 333'± East of North Monterey Street)
Use Variance to allow the expansion of a single-family dwelling unit (three units total on-site) in an R-1, Single-Family Residential District; only one dwelling unit is allowed in an R-1, Single-Family Residential District.

3. **#5159**
(Case #ZON2003-00041)
Robert M. Tarabella
Administrative Appeal to determine the decision of the Land Use staff concerning an interpretation of the sign regulations.

4. **#5160**
(Case #ZON2003-00050)
Malbis Realty Company, Incorporated
(Area bounded on the West by South Washington Avenue, on the South by Kentucky Street, on the East by South Scott Street, and the North by Tennessee Street [unopen] and Illinois Central Gulf Railroad right-of-way)
Use Variance to allow the construction of three 200' x 90' float barns in a B-3, Community Business District and a R-2, Two-Family Residential District; float barns are allowed with Planning Approval in a B-4, General Business District and allowed by right in an I-1, Light Industrial District.

5. **#5161/4932/4866/3018**
(Case #ZON2003-00051)
Kimberly S. Garris
2910 Pleasant Valley Road
(North side of Pleasant Valley Road, 110' ± East of Lundy Lane)
Use and Parking Variances to re-open an existing variance to allow the expansion of an existing daycare in an R-1, Single-Family Residential District, to allow an aggregate surface parking lot, and substandard driveways; a daycare is allowed with Planning Approval in a B-1, Buffer Business District and by right in a B-2, Neighborhood Business District, the Zoning Ordinance requires all parking to be asphalt, concrete or an approved alternative paving surface, and a 12' wide drive is required for one way access.

6. **#5162**
(Case #ZON2003-00063)
Oakleigh Joint Venture Revolving Fund
960 Church Street
(North side of Church Street, 150' ± East of Charles Street)
Front Yard Setback Variance to allow a new dwelling unit to be constructed 10' from the front property line in an R-1, Single-Family Residential District; a minimum front yard setback of 25' is required in an R-1, Single-Family Residential District.

7. **#5163**
(Case #ZON2003-00064)
Oakleigh Joint Venture Revolving Fund
964 Church Street
(North side of Church Street, 100' ± East of Charles Street)
Front Yard Setback Variance to allow a new dwelling unit to be constructed 5' from the front property line in an R-1, Single-Family Residential District; a minimum front yard setback of 25' is required in an R-1, Single-Family Residential District.

8. **#5164**
(Case #ZON2003-00108)
Talmay Owen Vickers, Jr.
61 Marston Lane
(West side of Marston Lane, 201' ± South of Bexley Lane, extending through to Ridgelawn Drive East)
Fence Height Variance to allow the construction of an 8' high stucco wall 1' from the front property line; a 25' front yard setback is required from the front property line in an R-1, Single-Family Residential District.