

**AGENDA
FEBRUARY 3, 2014
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman, William L. Guess

II. ROLL CALL

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

III. HOLDOVERS:

1. #5870

(Case #ZON2013-02719)

John Kirby

7049 Dickens Ferry Road

(South side of Dickens Ferry Road, 550 ± East of Cody Road).

Parking Surface Variance to allow a gravel lay down yard for the storing of cars for an automobile paint and body shop in a B-3, Community Business District (rezoning pending); the Zoning Ordinance requires parking areas to be paved with asphalt, concrete, or an approved alternative paving surface in an B-3, Community Business District.

Council District 7

2. #5871

(Case #ZON2013-02577)

Glass Masters

7064 Airport Boulevard

(North side of Airport Boulevard, 330'± East of Cody Road).

Sign Variance to allow a sign on an existing vacant second sign structure at a single-tenant commercial site with an existing off-premise multi-tenant freestanding sign structure in a B-3, Community Business District; the Zoning Ordinance allows 1 freestanding sign structure per single tenant site in a B-3, Community Business District.

Council District 7

3. **#5872**
(Case #ZON2013-02805)
KV PROPERTIES, LLC
2715 Dauphin Street
(South side of Dauphin Street, 67' ± East of Dauphinwood Drive).
Surfacing Variances to allow gravel parking and maneuvering surfaces in a B-3, Community Business District; the Zoning Ordinance requires asphalt, concrete, or an approved alternative paving surface for parking and maneuvering surfaces in a B-3, Community Business District.
Council District 1

V. PUBLIC HEARINGS:

4. **#5876/4812/4709**
(Case #ZON2014-00031)
Jerry Ward
1981 St. Stephens Road
(Northwest corner of St. Stephens Road and St. Stephens Court).
Use, Parking Ratio, Access/Maneuvering, Tree and Landscape, and Side and Rear Setback Variances to allow a 2,251 square foot restaurant and a car wash with 8 parking spaces, with sub-standard access and maneuvering areas, no tree plantings or landscaped area, and to allow a structure 6' ± from side street side yard property line and within 6' ± of the rear property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District to allow a restaurant and carwash, 23 parking spaces, 12' wide access aisles for one-way traffic, full compliance with tree planting and landscaped areas, and structures to be a minimum of 25' from a side street side yard property line and a minimum of 10' from a rear property line adjacent to an R-1, Single-Family Residential District.
Council District 1
5. **#5877/5790/4193**
(Case #ZON2014-00045)
Joe Walvis (M. Don Williams, Agent)
4114 Moffett Road
(Northeast corner of Moffett Road and Wolf Ridge Road).
Surfacing and Tree Planting Variances to allow a storage yard to have gravel surfacing with frontage trees placed beyond the 25' front building setback in a B-3, Community Business District; the Zoning Ordinance requires storage yards to have concrete or asphalt surfacing and all frontage trees to be placed in the 25' front building setback in B-3, Community Business Districts.
Council District 1
6. **#5878**
(Case #ZON2013-03073)
Enrique Irizarry
5 Springhill Trace
(Southern terminus of Springhill Trace).
Side and Rear Setback Variances to allow a gazebo in a drainage and utility

easement within 4'± of the side property line and 6'± of the rear property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires minimum setbacks of 25' from the front property line, 8' from the side property line, and 8' from the rear property line in an R-1, Single-Family Residential District.

Council District 5

VI. OTHER BUSINESS