

AGENDA
SEPTEMBER 10, 2007
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
Chairman Reid Cummings

II. PUBLIC HEARINGS:

1. # 5426

(Case #ZON2007-01807)

Clearwire Technologies, Inc.

50 North Lawrence Street

North side of Saint Francis Street, extending from North Lawrence Street to North Hamilton Street.

Site Variance to allow two cellular telephone dish antennas as accessory uses to be attached to an Antenna Support Structure a minimum of 28'-8" (center) above ground level in a B-4, General Business District; the Zoning Ordinance requires antennas as accessory uses to be attached to an Antenna Support Structure at least 45' tall in a B-4, General Business District.

2. # 5427

(Case #ZON2007-02041)

Anthony Richardson and Christopher Calhoun, Sr.

1907 Prichard Avenue West

Southeast corner of Prichard Avenue West and Summerville Street.

Use, Parking/Maneuvering, Landscaping and Tree Planting Variances to allow a convenience store on the ground floor with a studio apartment (single-family dwelling) on the second floor in an R-1, Single-Family Residential District, with undesignated parking and maneuvering areas, no landscaping provided and no trees on site; the Zoning Ordinance requires B-2, Neighborhood Business District, for a convenience store on the ground floor with a single-family dwelling on the second floor, striped parking stalls, 24' wide maneuvering area, 12 percent landscaping, and 22 total trees (15 overstory and 7 understory) are required.

3. # 5428
(Case #ZON2007-02068)
Jane Taylor Shropshire
677 South University Boulevard
Northeast corner of University Boulevard Service Road and Marmora Drive.
Use, Parking, and Access/Maneuvering Variances to allow an 1837 square-foot financial advisor's office (a B-1, Buffer Business District use) with no designated parking spaces, traffic aisles, or maneuvering areas in an R-1, Single-Family Residential District; professional offices are allowed within a minimum of a B-1, Buffer Business District, seven designated parking spaces, either a 12' wide drive for a one-way drive or a 24-foot drive for two-way drive, and maneuvering areas are required on site.

4. # 5429
(Case #ZON2007-02069)
Mujo Hasanovic
1062 Galoway Avenue
West side of Galoway Avenue, 600' ± North of McMurray Street.
Side and Rear Yard Setback Variances to allow a 12.2' x 12.2' storage shed to be constructed 1' from the side and rear property lines on a 50' wide lot in an R-1, Single-Family Residential District; the Zoning ordinance requires a 7.1' side yard setback and an 8' rear setback on a 50' wide lot in an R-1, Single-Family Residential District.

5. # 5430
(Case #ZON2007-02070)
Little Diversified Architectural Consulting
63 South Royal Street
East side of South Royal Street at the East terminus of Conti Street.
Sign Variance to allow a second wall sign (50 square feet) for one tenant (business) on a multi-tenant site; the Zoning Ordinance allows only one wall sign per business on a multi-tenant site.

6. # 5431
(Case #ZON2007-02071)
Quality Sign Company
55 North Water Street
Northwest corner of North Water Street and Saint Francis Street.
Sign Variance to allow a freestanding monument sign (50 square feet) for one tenant (business) on a multi-tenant site with a total of 110 square feet of signage (existing and proposed) in a historic district; the Zoning Ordinance allows one freestanding sign, and a maximum of 64 square feet of signage is allowed per tenant in a historic district.

7. # 5432/5226/810
(Case #ZON2007-02074)

William McGough

1751 Dauphin Street

Southwest corner of Dauphin Street and Hannon Avenue.

Use Variance to amend a previous variance to allow attorneys' offices in an R-1, Single-Family Residential District; attorneys' offices require a minimum of a B-1, Buffer Business District.