

**AGENDA
JUNE 3, 2013
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
	Adam Metcalfe
	Jeremy B. Milling
	Russell Reilly
	J. Tyler Turner

III. EXTENSIONS:

1. **#5799/5572**

(Case #ZON2012-02825)

Jeff Quinnelly

East side of North McGregor Avenue, 170' South of Springhill Avenue

Vehicular Access Variance to allow the construction of a 16' wide drive in a Traditional Center District; the Zoning Ordinance requires a minimum access width of 24' for developments invoking the Traditional Center District overlay.

Council District 7

IV. PUBLIC HEARINGS:

2. **#5832/4934**

(Case #ZON2013-01150)

M & E, Inc.

3240 Moffett Road

(North side of Moffett Road, 410' ± East of Smith Street)

Parking Surface Variance to amend a previous Parking Surface Variance to allow gravel surfacing for maneuvering area in an I-1, Light Industrial District; the Zoning Ordinance asphalt or concrete for all parking and maneuvering surfaces in an I-1, Light Industrial District.

Council District 1

3. **#5833**
(Case #ZON2013-01240)
Cynthia Johnson
115 North Catherine Street
(West side of North Catherine Street, 290'± North of Old Shell Road)
Use, Surfacing, and Buffer Variances to allow a salon with gravel surfacing and no residential buffer to the North in an B-1, Buffer Business District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District to allow a salon, all required parking to be concrete or asphalt surfacing, and full compliance with all residential buffer requirements.
Council District 2

4. **#5834**
(Case #ZON2013-01247)
Wrico Signs, Inc.
516 Springhill Plaza Court
(East side of the Northern terminus of Springhill Plaza Court, 560'± North of Springhill Avenue)
Sign Variance to allow a second freestanding sign (86.6± square feet) for a total of four signs for a single business location in a B-3, Community Business District; the Zoning Ordinance allows a maximum of three signs with only one being a freestanding sign in a B-3, Community Business District.
Council District 7

5. **#5835**
(Case #ZON2013-01248)
BRR Architecture
6575 Airport Boulevard
(South side of Airport Boulevard, ¼ mile West of Hillcrest Road)
Sign Variance to allow two informational signs larger than 20 square feet (in a B-3, Community Business District; the Zoning Ordinance does not allow informational signs larger than 20 square feet in a B-3, Community Business District.
Council District 6

6. **#5836**
(Case #ZON2013-01249)
Gary D.E. Cowles
1601 Dublin Street East
(Northeast corner of Dublin Street and Dublin Street East)
Front Yard Setback Variance to allow reduced setbacks of 20' along the South property line, and 5' along the North property line; the Zoning ordinance requires a 25' Front Yard Setback along all street frontages.
Council District 2

7. #5837
(Case #ZON2013-01250)
5414 Old Shell Road LLC
5414 Old Shell Road
(North side of Old Shell Road, 120'± East of Cosgrove Drive)
Parking Surface Variance to allow gravel surfacing for parking and maneuvering area in a B-1, Buffer Business District; the Zoning Ordinance requires all parking and maneuvering areas to be paved with concrete or asphalt in B-1, Buffer Business Districts.
Council District 7

8. #5838
(Case #ZON2013-01266)
Dr. Ken Jordan (M. Don Williams, Agent)
6401 Brindlewood Court
(Eastern terminus of Brindlewood Court, 735'± East of Brindlewood Drive)
Rear Yard Setback Variance to allow a garage within 6' of the rear property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8' rear yard setback.
Council District 6

9. #5839
(Case #ZON2013-01267)
Vallas Realty, Inc.
8 Kenneth Street
(East side of Kenneth Street, 180'± North of Dauphin Street)
Use, Front Landscaping, Surfacing, Access/Maneuvering Area, and Buffer Variances to allow a four-unit multi-family complex with reduce front landscaping, gravel access/maneuvering area, and no residential buffer in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of an R-3, Multi-Family District for a 4-unit multi-family complex with full compliance with landscaping requirements, all access/maneuvering areas to be asphalt or concrete, and a compliant residential buffer.
Council District 2

VI. **OTHER BUSINESS**