

**AGENDA**  
**AUGUST 4, 2008**  
**BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman Reid Cummings

**II. APPROVAL OF MINUTES:**

August 2007 and September 2007

**III. HOLDOVERS**

1 #5476

(Case #ZON2008-01385)

**Elijah House, Inc. (Michael L. Thomas, Agent)**

**1867 Duval Street**

(South side of Duval Street, at the South terminus of Murray Hill Court [private street]).

**Parking Ratio Variance to allow three parking spaces for a 40-bed outreach housing facility; the Zoning Ordinance requires ten parking spaces for a 40-bed outreach housing facility.**

2. #5479/3588

(Case #ZON2008-01535)

**Howard C. Melech**

**2704 Old Shell Road**

(Northwest corner of Old Shell Road and North Mobile Street).

**Use, Parking Surface, Parking Ratio, and Tree and Landscaping Variances to amend a previously approved Use Variance to allow the expansion of a boat repair shop with aggregate vehicle parking and boat storage areas, undesignated parking area, and no proposed tree plantings and landscaping areas in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum B-3, Community Business District with Planning Approval for boat repair, with concrete, asphalt, or an approved alternative paving surface for vehicle parking and boat storage, an appropriate number of designated parking spaces, street frontage landscaping and frontage and perimeter tree plantings in a B-2, Neighborhood Business District.**

3. #5484/5160

(Case #ZON2008-01610)

**Krewe of Marry Mates (Paul Tidwell, Agent)**

East side of South Washington Avenue, extending from Tennessee Street (unopened public right-of-way) and the Illinois Central Gulf Railroad right-of-way, to Kentucky Street.

**Use Variance to allow the construction of two 200' x 90' float barns in a B-3, Community Business District; float barns are allowed with Planning Approval in a B-4, General Business District and allowed by right in an I-1, Light Industry District.**

4. #5487

(Case #ZON2008-01614)

**The Mitchell Company**

**4453 and 4459 Old Shell Road, and 5 South McGregor Avenue**

(Southwest corner of Old Shell Road and South McGregor Avenue).

**Front Setback, Frontage Landscaping, Vehicle Stacking, and Protection Buffer Variances to allow the construction of a pharmacy within 2.8' of a front property line and a clock tower within 14.5' of a front property line, with less than 60% frontage landscaping, less than three vehicle queuing spaces per drive-through lane clear of drive aisles, and no vegetative planting or fence buffer along residentially zoned properties in a B-2, Neighborhood Business District; the Zoning Ordinance requires a 25' street front setback for all structures, 60% street frontage landscaping, three queuing spaces per drive-through lane clear of drive aisles, and a minimum 6' high wall, fence, or screen planting buffer along residentially zoned properties in a B-2, Neighborhood Business District.**

5. #5488

(Case #ZON2008-01615)

**The Mitchell Company**

**4453 and 4459 Old Shell Road, and 5 South McGregor Avenue**

(Southwest corner of Old Shell Road and South McGregor Avenue).

**Front Setback, Frontage Landscaping, Vehicle Stacking, and Protection Buffer Variances to allow the construction of a pharmacy within 12.4' of a front property line, with less than 60% frontage landscaping, less than three vehicle queuing spaces per drive-through lane clear of drive aisles, and no vegetative planting or fence buffer along residentially zoned properties in a B-2, Neighborhood Business District; the Zoning Ordinance requires a 25' street front setback for all structures, 60% street frontage landscaping, three queuing spaces per drive-through lane clear of drive aisles, and a minimum 6' high wall, fence, or screen planting buffer along residentially zoned properties in a B-2, Neighborhood Business District.**

**IV. PUBLIC HEARINGS:**

**6. # 5492**

**(Case #ZON2008-01848)**

**Laurence R. Carter & Cynthia A. Carter**

**631 Azalea Road**

North side of Azalea Road, 390'± West of Village Green Drive.

**Use Variance to allow a single-family dwelling on the ground floor in a B-2, Neighborhood Business District; the Zoning Ordinance requires a single-family dwelling to be above the ground floor in B-2, Neighborhood Business Districts.**

**V. OTHER BUSINESS**

