

**AGENDA  
MARCH 1, 2004  
BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman Reid Cummings

**II. APPROVAL OF MINUTES:**

February 9, 2004

**III. EXTENSIONS:**

1. **#5194/4688/2517**

(Case #ZON2003-01571)

**Kwik Kare, Inc.**

**154 Randolph Street**

(East side of Randolph Street, 50' ± North of Jenkins Street)

**Use Variance to reopen a previous variance to allow medical sales with associated warehousing in an R-1, Single-Family Residential District; medical sales are allowed by right in a B-2, Neighborhood Business District.**

**IV. PUBLIC HEARINGS:**

1. **#5230**

Case #ZON204-00295)

**Ian Whelan & Theresa Coleman**

**202 Woodlands Avenue**

(East side of Woodland Avenue, 60' ± North of Ashland Place Avenue)

**Side Yard Setback and Site Coverage Variances to allow the construction 672 square foot addition within 6'2" of the (South) side property line, and to allow 38% site coverage; a minimum side yard setback of 7'2", and a maximum site coverage of 35% is required for a 50' wide lot in an R-1, Single-Family Residential District.**

2. **#5231**

(Case #ZON2004-00303)

**M. Don Williams, III (Ernest Tacchi, Owner)**

**151 Tuthill Lane**

(Northwest corner of Tuthill Lane and Stein Street)

**Side Yard (Street) Setback Variance to allow the construction of an 18' diameter octagonal gazebo within 10' of the South (street) side property line; a minimum side yard setback of 20' is required along a side street in an R-1, Single-Family Residential District.**

3. **#5232/4828**  
(Case #ZON2004-00326)  
**Stephen Moore & Mark Wolfe**  
**1252 Dauphin Street**  
(North side of Dauphin Street, 60'± West of North Georgia Avenue)  
**Off-Site Parking Variance to amend a previously approved variance to allow 4 (four) additional off-site parking spaces for a total of 15 fifteen off-site parking spaces; the Zoning Ordinance requires all parking to be located on-site in all zoning districts.**
  
4. **#5233**  
(Case #ZON2004-00393)  
**Angel C. Robinson**  
**1750 Navco Road**  
(North side of Navco Road at the North terminus of Columbus Avenue)  
**Use, Parking Ratio and Parking Surface Variances to allow a custom cabinet and shutter shop in an R-1, Single-Family Residential district with two (2) on-site parking spaces and an aggregate surface; the Zoning Ordinance requires a minimum of a B-3, Community Business District, eight (8) on-site parking spaces paved with asphalt, concrete or an approved alternative paving surface are required for a 2,375 square foot building.**