

Board of Adjustment Agenda

July 20, 2023 – 5:00 p.m.

Council Auditorium

City Hall, 103 N. Perry St.

BOARD OF ADJUSTMENT MEMBERS

John Stanley, *Chairman*

George Howell, *Vice-Chairman*

Quentin Burke

Beau Holmes

Blake Markham

Bart Prince

Barry Robinson

Pickett Reese

Jennifer Shaw

Land Use Division

Warren Adams

Executive Secretary

- I. **Chairman's Message**
- II. **Approval of Minutes from the June 15, 2023 & June 28, 2023 (special called) meetings.**

July 20, 2023

<u>Item</u>	<u>File</u>	<u>Petitioner</u>	<u>Zone</u>	<u>Location/Request</u>	<u>Page</u>
1.	2023-028	Herman M. Harris	R-100	15 Fairlane Drive (Accessory Structure- coverage var.)	1
2.	1987-255	Natasha Christburg	B-3	4309 Virginia Loop Road (Church- special exception)	2
3.	2018-033	Aisha Day	B-3	2889 East South Boulevard (Variance to Ord. 17-2014)	3
4.	2023-032	Kia Banks	AGR-1	3363 Rabbit Road (Mobile home- special exception)	4

The next Board of Adjustment meeting is on August 17, 2023

1. BD-2023-028 **PRESENTED BY:** Herman M. Harris

REPRESENTING: Same

SUBJECT: Request a coverage variance for an accessory structure to be located at 15 Fairlane Drive in an R-100 (Single-Family Residential) Zoning District.

REMARKS: This request is being made to give the petitioner permission to construct a 1,530 sq. ft. accessory structure (barn). There is an existing 80 sq. ft. covered well enclosure, which brings the total coverage to 1,610 sq. ft., whereas 900 sq. ft. is allowed. The existing barn will be removed.

The request is a 710 sq. ft. coverage variance.

COUNCIL DISTRICT: 5



Site 

1 inch = 100 feet

Item 1B

2. BD-1987-255 **PRESENTED BY:** Natasha Christburg

REPRESENTING: Shekinah Glory Room Ministries

SUBJECT: Request a special exception for a church to be located in a multi-tenant building located at 4309 Virginia Loop Road in a B-3 (Commercial) Zoning District.

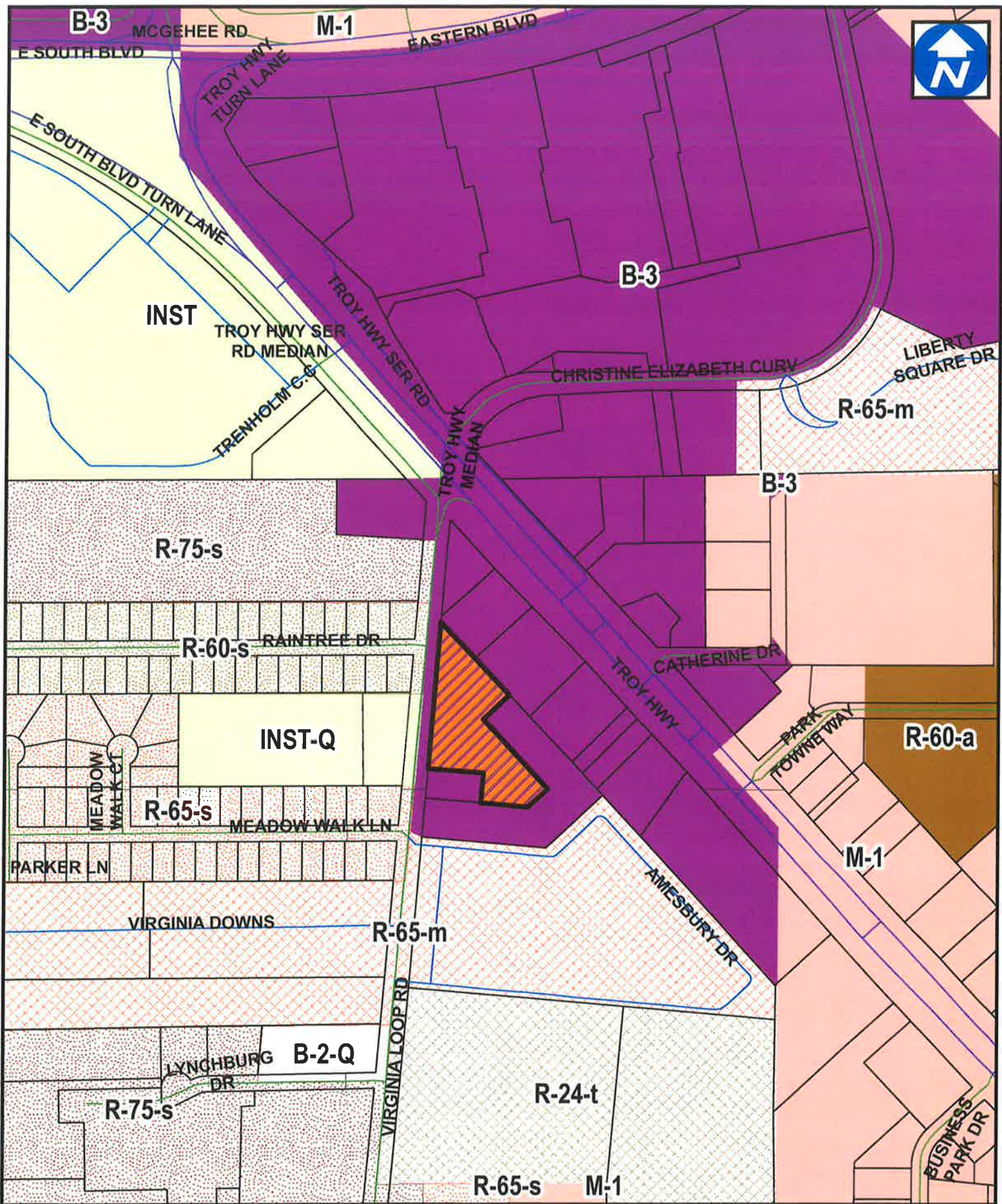
REMARKS: This request is being made to give the petitioner permission to use the tenant space for church use. There are approximately 10 members, which requires 2 parking spaces (there is accessible parking throughout the strip mall).

Service Hours

Saturday: 2:00p.m. – 4:00 p.m.

The request is a special exception for church use.

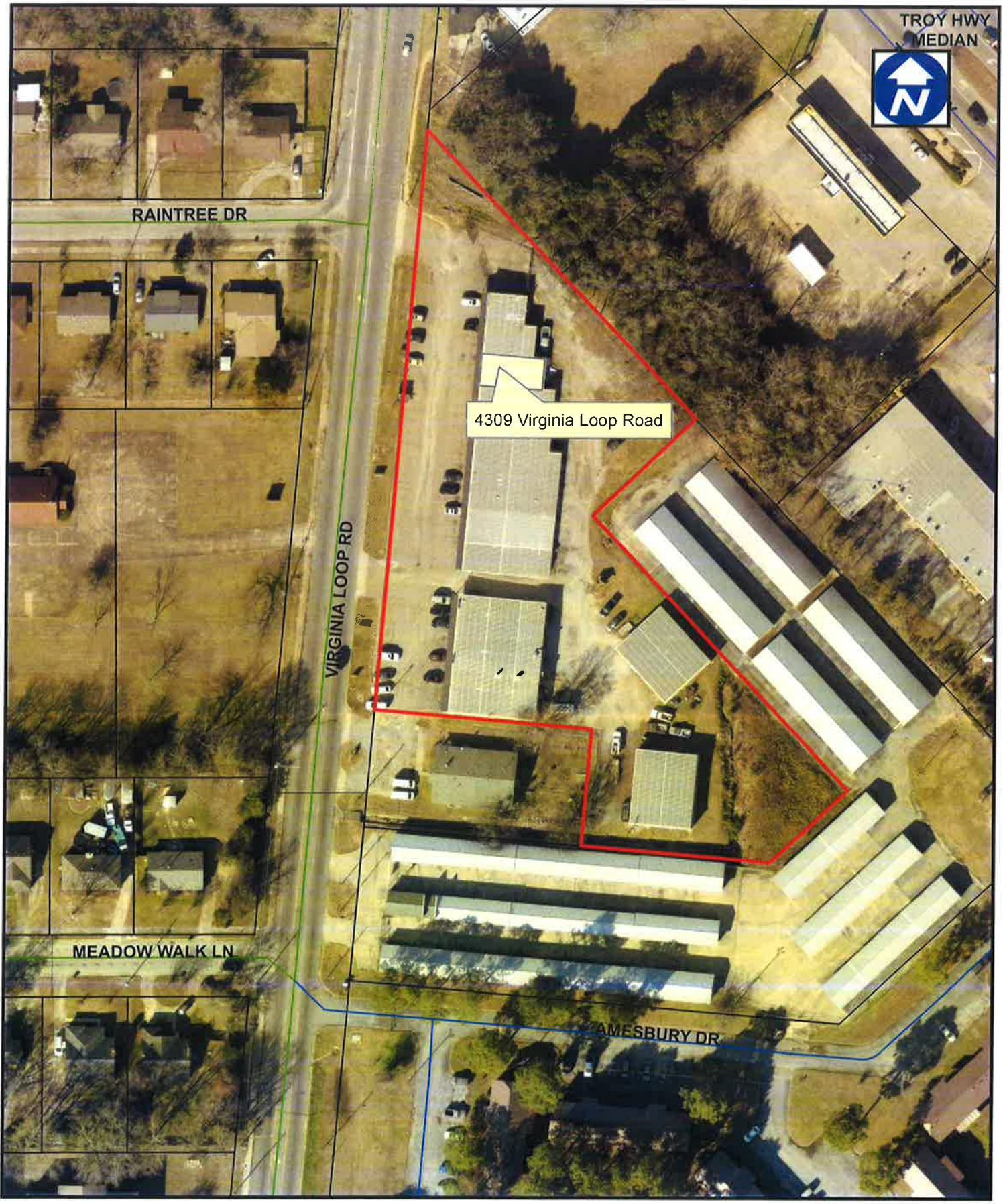
COUNCIL DISTRICT: 6



Site 

1 inch = 400 feet

Item 2A



Site 

1 inch = 100 feet

Item 2B

3. BD-2018-033 **PRESENTED BY:** Aisha Day

REPRESENTING: Same

SUBJECT: Request a variance to Ord. No. 17-2014 for an event center to be located at 2889 East South Boulevard in a B-3 (Commercial) Zoning District.

REMARKS: This request is being made to give the petitioner permission to operate an event center in a multi-tenant building (Governors Square Shopping Center). The closest door is approximately 70 ft. from the nearest residential boundary, whereas 250 ft. is required.

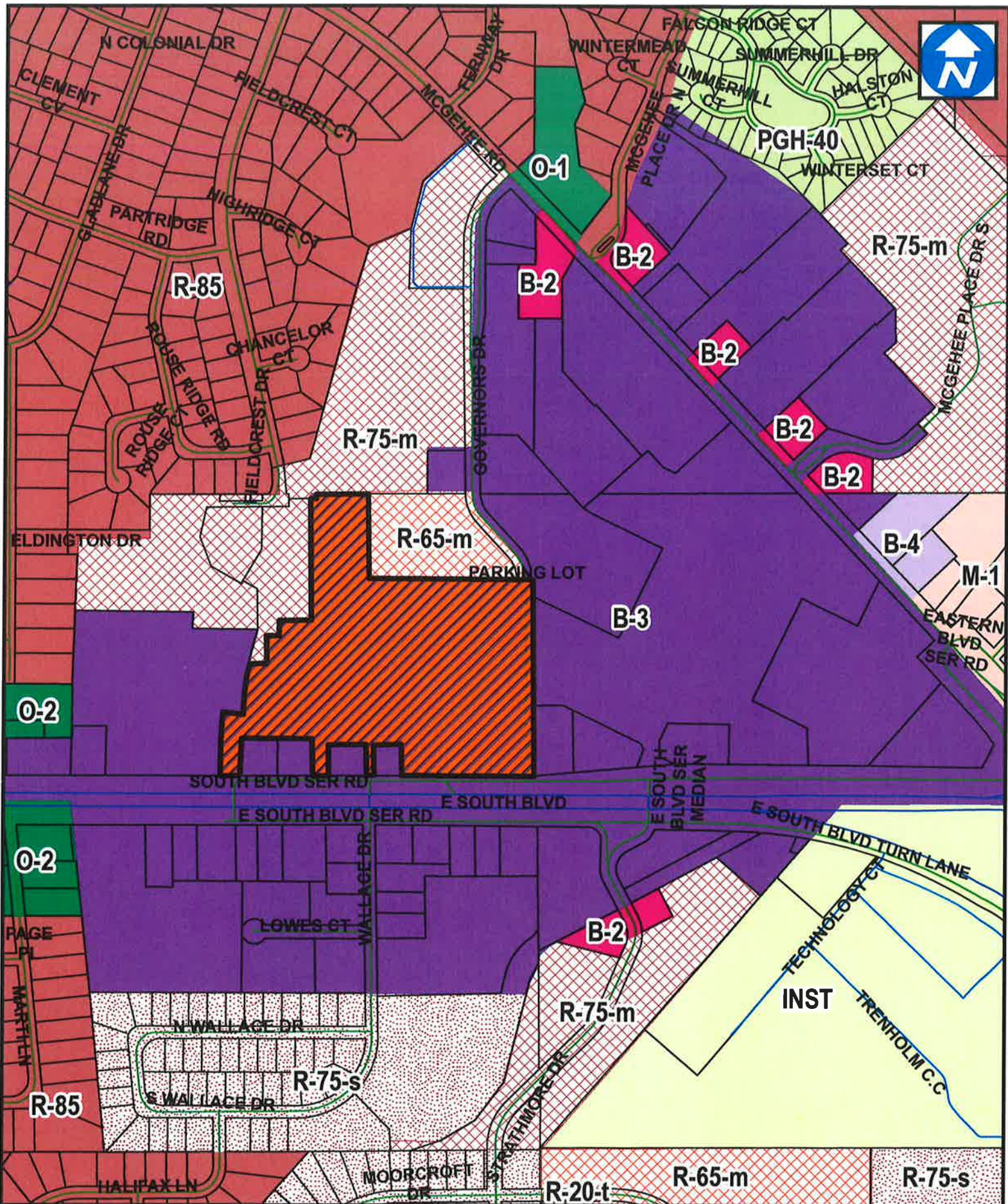
Hours of Operation and Types of Events:

All events will end by 1:00 a.m.

- Adult birthday parties
- Sip and paint
- Social mixers
- Gender reveals
- Baby showers
- Wedding receptions
- And other similar events
- **NO** teen events

The request is a 180 ft. variance to Ord. No. 17-2014.

COUNCIL DISTRICT: 5



Site 

1 inch = 500 feet

Item 3A



Site 

1 inch = 100 feet

Item 3B

4. BD-2023-032 **PRESENTED BY:** Kia Banks

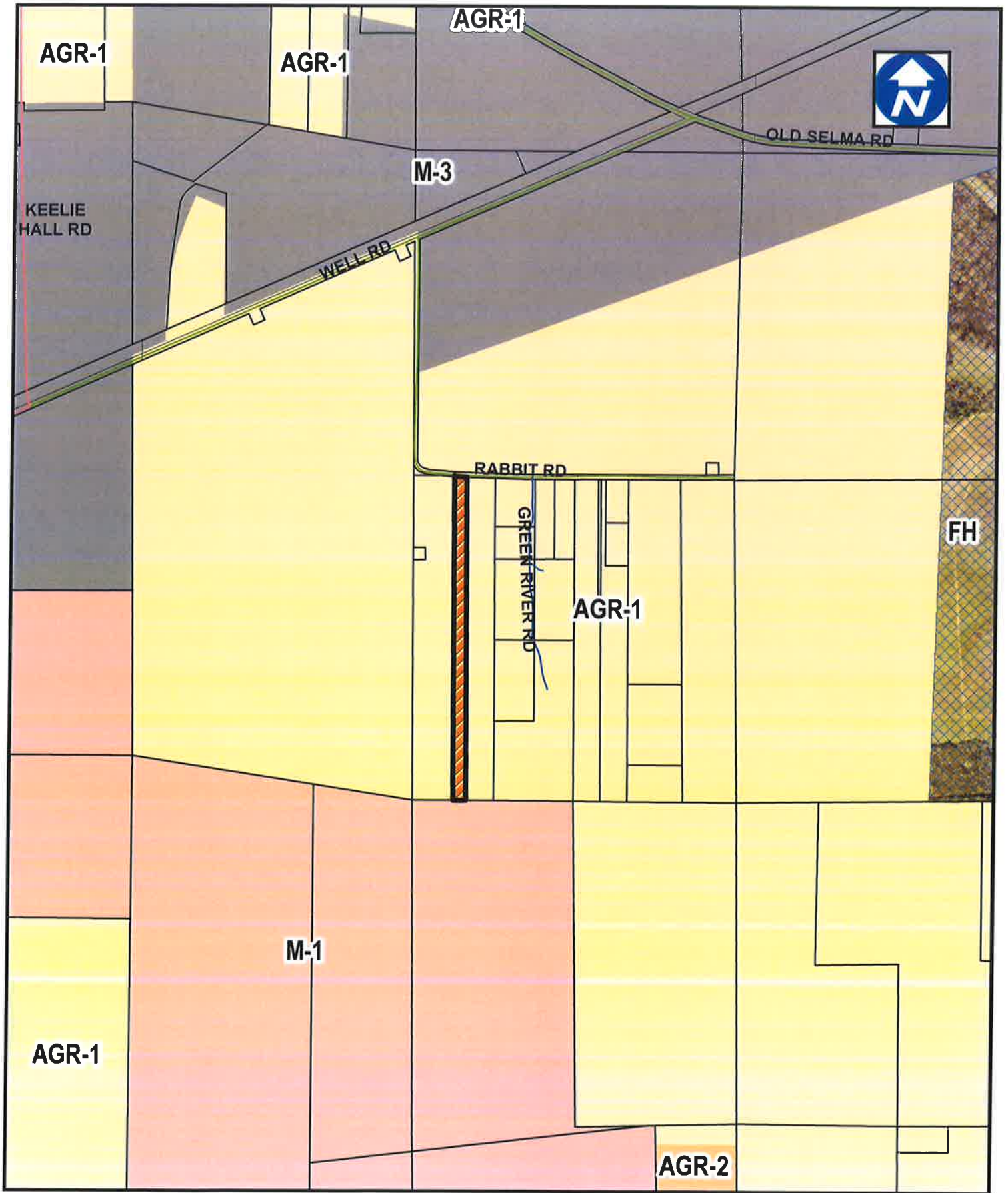
REPRESENTING: Same

SUBJECT: Request a special exception for a mobile home for living purposes to be located at 3363 Rabbit Road in an AGR-1 (Residential Agriculture) Zoning District.

REMARKS: This request is being made to give the petitioner permission to place a mobile home for living purposes on a 6+ acre parcel with an existing dwelling. The mobile home will be setback a minimum of 300 ft. from the dwelling.

The request is a special exception for a mobile home for living purposes.

CITY COUNCIL DISTRICT: 4



Site 

1 inch = 1,000 feet

Item 4A



RABBIT RD

Proposed mobile home



Site 

1 inch = 100 feet

Item 4B