

**AGENDA
MARCH 7, 2005
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. #5291

(Case #ZON2004-02669)

NAPMAR, LLC

652 Western Drive

(East side of Western Drive, 60'± North of Cotton Street)

Use, Parking Surface and Access/Maneuvering Variances to allow a barber shop in a B-1, Buffer Business district with aggregate parking and access, and a 10' wide one-way drive; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District, asphalt, concrete or an approved alternative paving surface with a 24' wide drive is required for two-way traffic in a commercial district.

2. #5268/5294

(Case #ZON2005-00025)

Robert S. Moore

4213 Halls Mill Road

(East side of Halls Mill Road, 410'± North of Alden Drive)

Parking and Access/Maneuvering Surface Variances to allow aggregate parking and access/maneuvering areas in an B-3, Community Business District; parking and access/maneuvering areas must be asphalt, concrete or an approved alternative paving surfaces in B-3, Community Business Districts.

IV. EXTENSIONS:

1. #5246

(Case #ZON2004-01241)

Delaware Street Missionary Baptist Church

701 South Lawrence Street

(Northeast corner of South Lawrence Street and Delaware Court)

Side Yard Setback Variance to allow the addition of a 18.5' x 24.75' open carport to be constructed 11' from a side (South) street property line in an R-1, Single-Family Residential District; a 20-foot side yard setback is required along a side street in an R-1, Single-Family Residential District

2. **#5256**
(Case #ZON2004-01546)
Tom & Donna Henderson
4257 Stein Avenue
(Southeast corner of Stein Avenue and Dilston)
Side Yard Setback Variance to allow a 34' 6" x 32' garage 16' from the side (west) street property line; a 20' side yard setback is required for a corner lot that is 60' or wider in a R-1, Single-Family Residential District

V. PUBLIC HEARINGS:

1. **#5295**
(Case #ZON205-00120)
Mary Parker (CN/IC Railroad Company, Owner)
(Southwest corner of Government Street and Dauphin Island Parkway, 30' ± Northeast of the centerline of the Railroad right-of-way)
Sign Variance to allow a 40 square foot, double-sided, non-illuminated, freestanding off-site sign located in the right-of-way; all signs must be located on-site (private property).
2. **#5296**
(Case #ZON205-00238)
Alan R. & Janis Bishop
1958 College Court
(North side of College Court, 200' ± West of Tuscaloosa Street)
Administrative Appeal to determine if a carport is a legal nonconforming structure.
3. **#5297**
(Case #ZON2005-00289)
Greg Murphy
60 North Sage Avenue
(East side of North Sage Avenue, 150' + South of Ishee Street)
Use and Access/Maneuvering Variances to allow a plumbing company office, with a 10.9-foot wide, two-way driveway, in a R-1, Single-Family Residential District; only single-family residences are allowed in a R-1, Single-Family Residential District, and a 24-foot wide driveway is required for two-way traffic.

4. #5298

(Case #ZON2005-00293)

Pete J. Vallas (Dr. Helen H. Rogers, Owner)

1 Country Club Road

(West side of Country Club Road at the North Terminus of Hillwood Road)

Side Yard Setback and Total Combined Side Yard Setback Variances to allow additions and renovations to a residential structure within three-feet of the side (North) property line, and total combined side yard of 11-feet; an eight-foot setback is required from a side property line, a total combined side yard of 20-feet is required for residential structures on a lot 60 feet wide or wider is required in an R-1, Single-Family Residential District.

5. #5299

(Case #ZON2005-00311)

Persons Development, LLC

(Southwest corner of Cottage Hill Road and Grant Street)

Side Yard (Street) Setback Variance to allow the construction of a single-family residence within 12' from the East (street) side property line; a minimum side yard setback of 20' is required for residential structures on a lot 60 feet wide or wider, along a side street in an R-1, Single-Family Residential District.