

**AGENDA**  
**JULY 10, 2006**  
**BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman Reid Cummings

**II. APPROVAL OF MINUTES:**

**III PUBLIC HEARINGS:**

**1. #5318/5357**

(Case #ZON2006-01237)

**David D. Brown**

**1004 Dauphin Island Parkway**

(West side of Dauphin Island Parkway, 220'± North of Woodlawn Drive North)

**Use Variance to allow a machine and fabrication shop in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum of an I-1, Light Industry District.**

**2. #5358**

(Case #ZON2006-01234)

**Carter Engineering Consultants (Jeff Carter, Agent)**

**6361 Cottage Hill Road**

(South side of Cottage Hill Road, 180'± East of Hillcrest Road)

**Parking Ratio Variance to allow the conversion of an existing florist shop to a coffee shop in a B-2, Neighborhood Business district with fourteen (14) on-site parking spaces; the Zoning Ordinance requires twenty four (24) on-site parking spaces for a 2,400 square foot building.**

**3. #5359**

(Case #ZON2006-01245)

**James & Debra Foster**

**4507 Park Road**

(East side of Park Road, 125'± South of the East terminus of Canal Road)

**Side Yard Setback Variance to allow the construction of a 24' x 31.5' carport 2.38' and a 16' x 30' addition 1.65' from the side (East) property line; a minimum side yard setback of 7.1' is required for structures on a 50' wide lot in an R-1, Single-Family Residential district.**

4. **#5302/5360**  
(Case #ZON2006-01250)  
**Albert & Anne Haas (M. Don Williams, Agent)**  
**62 Marston Lane**  
(East side of Marston Lane, 155'± North of Oakland Avenue)  
**Rear Yard Setback Variance to allow construction of a two-story, 1,600 square foot, double garage/playroom to an existing dwelling 2' from the rear property line; a minimum rear yard setback of 8' is required in an R-1, Single-Family Residential District.**
  
5. **#5361**  
(Case #ZON2006-01248)  
**Guy Helmsing (M. Don Williams, Agent)**  
**354 Ridgelawn Drive West**  
(East side of Ridgelawn Drive West, 105'± North of Mums Court)  
**Side Yard Setback and Total Combined Side Yard Setback Variances to allow the construction of a 13' x 19' carport and the addition of approximately 410 square feet to an existing residential structure 7' from the side (South) property line, and a total combined side yard of 17'; a minimum 8' setback is required from a side yard and a total combined side yard of 20' is required on a lot 60' wide or wider in an R-1, Single-Family Residential district.**
  
6. **#5362**  
(Case #ZON2006-01244)  
**JJT, an Alabama General Partnership**  
**1147 East I-65 Service Road South**  
(Southeast corner of East I-65 Service Road South and International Drive)  
**Sign Variance to allow a second wall sign (6.5 square feet) for one tenant (business) on a multi-tenant site; only one wall sign per business is allowed on a multi-tenant site.**