

**AGENDA**  
**AUGUST 1, 2005**  
**BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman Reid Cummings

**II. APPROVAL OF MINUTES:**

**III. EXTENSION:**

1. #5286

(Case #ZON2004-02549)

**Max & Mandy Rogers**

**111 Myrtlewood Lane**

(West side of Myrtlewood Lane, 170'± North of Old Shell Road)

**Side Yard Setback, Total Combined Side Yard Setback and Rear Yard Setback Variances to allow additions to a residential structure five-feet from a side property line, a total combined side yard of 16.6 feet, and five-foot from the rear property line; an eight-foot setback is required from a side property line, a total combined side yard of 20-feet is required on a lot 60 feet wide or wider, and an eight-foot rear yard setback is required in an R-1, Single-Family Residential District.**

**IV. PUBLIC HEARINGS:**

1. #5311

(Case #ZON2005-01265)

**Dora F. Finley**

**501 Monroe Street**

(Southwest corner of Monroe Street and South Lawrence Street)

**Use and Substandard Access Variances to allow a bed and breakfast (four guest beds), a 9-foot wide driveway, in an R-1, Single-Family Residential District; a Bed and Breakfast requires a minimum of a B-1, Buffer Business with Planning Approval, and a 24-foot wide driveway is required for a two-way drive.**

2. #5312(Case #ZON2005-01266)

**Montgomery Commercial Properties, LLC**

**267 Bay Shore Avenue**

(West side of Bay Shore Avenue, 375'± North of Spring Hill Avenue)

**Use Variance to allow the expansion of equipment (bolt former) in a B-3, Community Business District; the Zoning Ordinance requires an I-1, Light Industrial District for a machine shop.**

3. #5313  
(Case #ZON2005-01267)  
**Richard T. Langston**  
**1813 Spring Hill Avenue**  
(South side of Spring Hill Avenue, 65' ± East of North Carlen Street)  
**Side Yard, Rear Yard and Combined Side Yard Variances to allow the construction of a single-family dwelling with attached porte cochere within 6-feet of the (West) side property line, to allow a combined side yard total of 14-feet, and to allow the construction of a detached 28' x 28' two-story, two-car garage/storage structure within 2.5-feet of the (West) side property line and 2.5-feet within the rear property line; an 8' minimum side and rear yard setbacks and a 20' combined side yard total are required on a 60' or wider lot in a R-1 Single-Family Residential District.**
4. #5314  
(Case #ZON2005-01270)  
**Ron Ali (Mobile County Board of Health, Owner)**  
**1557 Spring Hill Avenue**  
(Southwest corner of Spring Hill Avenue and Kilmarnock Street)  
**Use Variance to allow a funeral home in a B-1, Buffer Business District; the Zoning Ordinance requires a minimum of a B-3, Community Business District.**
5. #5315  
(Case #ZON2005-01273)  
**Bowden Architecture (Keith A. Jones, Owner)**  
**200 Virginia Street**  
(Northwest corner of Virginia Street and South Conception Street)  
**Parking Ratio Variance to allow 32 parking spaces for a 2,762 square foot addition to an existing 8,146 square foot office building; the Zoning Ordinance requires 37 parking spaces.**
6. #5316  
(Case #ZON2005-01274)  
**Knollwood Assembly of God Church**  
**1501 Knollwood Drive**  
(East side of Knollwood Drive, 500' ± South of Grelot Road)  
**Sign Variance to allow a 4' x 8' illuminated, double-sided sign to replace a 4' x 8' non-illuminated, double-sided sign in an R-1, Single-Family Residential District; the Zoning Ordinance only allows replacement of a nonconforming sign if the sign replaces an existing sign that is the same size or smaller, and of the same nature and character.**
7. #5317  
(Case #ZON2005-01275)  
**Tower Resource Management, Inc. (Storage Trust Properties, LP)**  
**6200 Grelot Road**  
(North side of Grelot Road, 670' ± West of Macarthur Place Court)  
**Height and Setback Variances to allow an 180' monopole Telecommunications Tower, setback 10' from a lease parcel line; the maximum allowable height is 45',**

**and a 180' tower must be setback at least 180' from a lease parcel line in a B-2, Neighborhood Business District.**

**8. #5318**

**(Case #ZON2005-01286)**

**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 a I-1, Light Industrial District.**