

**AGENDA
MARCH 10, 2003
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Vice-Chairman: Reid Cummings

II. APPROVAL OF MINUTES:

III. PUBLIC HEARINGS:

1. #5165

(Case #ZON2003-00300)

The Christian's Bible Teaching Church

1809 Duncan Street

(Southeast corner of Duncan Street and Lesesne Street)

Parking Ratio and Parking Surface Variances to allow a church parking facility with eighteen (18) on-site parking spaces and an aggregate surface; Twenty-six (26) on-site parking spaces paved with asphalt, concrete or an approved alternative paving surface are required for a church with a seating capacity of one hundred two (102).

2. #5166

(Case #ZON2003-00337)

Eliska Wireless Ventures I, Inc, /T-Mobile (Michael D. and Polly Ann Hardegree, Owners)

3212 Dauphin Island Parkway

(West side of Dauphin Island Parkway, 375' ± North of Gill Road)

Height, Setback, Separation Buffer and Access/Maneuvering Surface Variances to allow the construction of a 150' Monopole Telecommunications Tower, setback 15' of a lease parcel line, 150' from residential zoned property, with a gravel drive and parking; the maximum allowable height is 45', a 150' tower must be setback at least 150' from a lease parcel line, a minimum separation of 225' (150% of the height of the tower) is required, and access/maneuvering areas for towers must be asphalt, concrete or an approved alternative paving surface as required by the Zoning Ordinance, in a B-3, Community Business District.

3. **#5167**
(Case #ZON2003-00353)
Living Water Church of God In Christ
3420 Beltline Park Drive South
(Northeast corner of East I-65 Service Road North and Beltline Park Drive South)
Use, Parking Ratio and Parking Surface Variances to allow a church facility in an I-1, Light Industrial District, with twenty-nine (29) on-site parking spaces and to allow an aggregate parking area; churches or religious facilities are allowed with Planning Approval in residential districts (R-1 – R-B) and H-B, Historic Business Districts and by right in commercial districts (B-1 – B-4), thirty-four (34) on-site parking spaces paved with asphalt, concrete or an approved alternative paving surface are required for a church with a seating capacity of one hundred thirty-five (135) as required by the Zoning Ordinance.

4. **#5168**
(Case #ZON2003-00356)
Ben L. Harbin
3121 First Avenue
(Southeast corner of First Avenue and Union Street)
Use, Parking and Access/Maneuvering Surface Variances to allow the construction of a 25' x 25' car wash facility and to allow aggregate parking and access/maneuvering areas in an R-1, Single-Family Residential District; Car Wash facilities are allowed by right in B-2, Neighborhood Business; B-3, Community Business; and I-1, Light Industrial Districts, parking and access/maneuvering areas must be asphalt, concrete or an approved alternative paving surfaces as required by the Zoning Ordinance.

5. **#5169**
(Case #ZON2003-00360)
Edward Jay Noojin, Jr.
5925 Cottage Hill Road
(Southeast corner of Cottage Hill Road and Woodland Road)
Side Yard (Street) Setback Variance to allow a 21.7' x 5.7' addition within 5.6' from the West (side) property line; a minimum side yard setback of 20' is required, along a side street in an R-1, Single-Family Residential District.

6. **#5170**
(Case #ZON2003-00373)
W. Russell and Kathleen Reilly
110 Beverly Court
(Southeast corner of Beverly Court and an unnamed spur)
Fence Height Variance to allow the construction of an 6.5' high wooden fence 2.7' from the street side property line; a 20' side yard setback is required from the North (side) property line in an R-1, Single-Family Residential District.

IV. OTHER BUSINESS:

Election of Officers