

AGENDA
SEPTEMBER 11, 2006
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. #5368

(Case #ZON2006-01328)

T-Mobile (Messina & Harris, Inc., Owner)

South side of Government Street, 95'± East of Park Terrace

Height, Setback, and Buffer Separation Variances to allow the construction of a 70' Monopole Telecommunications Tower, setback 6.89' from a lease parcel line, and 6.89' from residentially zoned property; the maximum allowable height is 45', a 70' tower must be setback at least 70' from a lease parcel line, and a minimum separation of 200' (150% of the height of the tower or 200', whichever is greater) is required from residentially zoned property in a B-1, Buffer Business District.

2. #5369

(Case #ZON2006-01329)

T-Mobile

2801 Knollwood Drive

(East side of Knollwood Drive, 575'± North of Brierfield Lane)

Use, Height, Setback, Buffer Separation, and Access/Maneuvering Surface Variances to allow the construction of a 150' Monopole Telecommunications Tower, setback 25' from a lease parcel line, setback 25' from residentially zoned property, with a gravel drive and parking; telecommunications towers are allowed only in commercial districts with Planning Approval or industrial districts by right, the maximum allowable height is 35', a 150' tower must be setback 150' from a lease parcel line, a minimum separation of 225' (150% of the height of the tower) is required from residentially zoned property, and access/maneuvering areas for towers must be asphalt, concrete, or an approved alternative paving surface, in an R-1, Single-Family Residential District.

IV. PUBLIC HEARINGS:

1. **#/5370/5225**
(Case #ZON2006-01471)
Bugmaster Exterminators
619 Azalea Road
(North side of Azalea Road, 1,060'± West of Village Green Drive)
Use Variance to amend a previously approved Use Variance to allow the expansion of a Pest Control Service in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum of B-3, Community Business District for a Pest Control Service.

2. **#5371**
(Case #ZON2006-01666)
Complete Signs
(North side of Airport Boulevard, 680'± East of East I-65 Service Road South)
Sign Variance to allow a third wall sign (87 square feet) for a business on a single tenant site; the Zoning Ordinance allows a maximum of two wall signs on a single tenant site.

3. **#5372**
(Case #ZON2006-01633)
Barbara G. Giddens
200 South Dearborn Street
(Southwest corner of South Dearborn Street and Monroe Street)
Side Yard Setback Variance to allow the construction of a 6' tall wooden privacy fence along the Monroe Street (side street) property line; a minimum 3-foot side yard setback along a side street (Monroe Street) in an R-1, Single-Family Residential District is required within the Historic Overlay District.

4. **#5373**
(Case #ZON2006-01579)
Greater Macedonia Baptist Church
1350 Chinquapin Street
(South side of Chinquapin Street, extending to the North side of Chisam Street, 80'± West of Peach Street)
Use Variance to allow 21 off-site parking spaces for the expansion of a church parking lot; the Zoning Ordinance requires all parking to be on-site for a church in an R-1, Single-Family Residential District.

5. **#5374**
(Case #ZON2006-01639)
Derek L. Kent
4101 Point Road
(Southeast corner of Point Road and Cypress Shores Drive)
Side Yard Setback Variance to allow the construction of an 8'-high wooden privacy fence along the Cypress Shores Drive (side street) property line; a 20' side yard setback is required along a side street (Cypress Shores Drive) in an R-1, Single-Family Residential District.

6. **#5375/4874/1196**
(Case #ZON2006-01630)
Richard K. Miles, Sr.
1504 Lois Drive
(North side of Lois Drive, 85'± West of Lartigue Drive East)
Use and Front Setback Variances to allow a 16' x 80' mobile home, setback 14' from the front property line; mobile homes are only allowed in R-1, R-2, R-3, and B-1 districts with Planning Approval, and a 25-foot front setback is required in all zoning districts.

7. **#5376**
(Case #ZON2006-01642)
The Museum of Mobile
111 South Royal Street
(Northeast corner of South Royal Street and Church Street)
Sign Variance to allow six projecting, bracket-mounted, double-faced banner signs with a total of 390 square feet; a maximum of 64 square feet of signage is allowed per business in historic districts.

8. **#5377/3885**
(Case #ZON2006-01632)
Lee D. Peacock
6015 Cottage Hill Road
(South side of Cottage Hill Road, 195'+ East of Spring Creek Circle)
Use and Access/Maneuvering Variances to allow professional offices in an R-1, Single-Family Residential District, a substandard (9-foot) wide access drive, and a 10-foot wide maneuvering area; professional offices are allowed within a minimum of a B-1, Buffer Business District, a 12' wide drive for a one-way drive, and 24-foot maneuvering area are required.

9. #5378

(Case #ZON2006-01638)

Wade Wright

2524 Daniels Road South

(West side of Daniels Road South, 700'+ South of Merry Lane)

Side Yard Setback and Combined Side Yards Variances to allow the construction of a 24.6' x 11.5' bedroom/bath addition to a single-family dwelling to within 3.4' of a side (North) property line with a combined side yards total of 10.4'; a 10.4' side yard setback and a combined side yards total of 20' is required in an R-1, Single-Family Residential District.