

AGENDA
May 7, 2018
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

	William L. Guess, Chairman
	Sanford Davis, Vice-Chairman
	Vernon Coleman
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	John Burroughs

III. HOLDOVERS:

1. **#6020/3149/1870**
(Case #ZON2015-02567)
McDowell Knight Roedder & Sledge, LLC
501 & 581 Cochrane Causeway
(West side of Cochrane Causeway, 3/4 ± North of the Bankhead Tunnel.)
Administrative Appeal of a staff determination that the handling and storage of coal in an I-2, Heavy Industry District requires Planning Approval. The applicant contends that coal is not a hazardous material, and therefore should not require Planning Approval.

Council District 2

IV. PUBLIC HEARINGS:

2. **#6172**
(Case #BOA-000468-2018)
Eric & Kasandra Washington
1956 Grider Road
(East side of Grider Road, 1/4± mile North of Howells Ferry Road.)
Use Variance to allow a duplex in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of an R-2, Two-Family Residence District, for duplexes.

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Council District 7

3. **#6173/6046/5840/5113/4902/4883**
(Case #BOA-000474-2018)

Annaleigh A. Nowling
1714 Dauphin Street

(Northeast corner of Dauphin Street and Semmes Avenue.)

Use, Parking Ratio, and Access and Maneuvering Variances to amend a previously approved Variance to allow a 2,500 square-foot coffee shop with coffee roasting and music performances within a 6,000 square-foot, three-tenant building, shared access and parking with a 1,800 square-foot commercial building, with 22 parking spaces, substandard parking stalls and aisle widths in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District for coffee shops with music performances, and a minimum of a B-3, Community Business District, with Planning Approval, for coffee roasting, 37 compliance parking spaces for a 6,000 square-foot commercial building with a proposed 2,500 square-foot coffee shop, 6 compliant parking spaces for a 1,800 square-foot commercial building, and 24' wide maneuvering aisles.

Council District 2

4. **#6174**
(Case #BOA-000476-2018)

Polysurveying (John Vallas, Agent)

(South side of Wilson Avenue, 170'± West of Grand Boulevard.)

Side Yard and Combined Side Yard Setback Variances to allow placement of a house 3.84' the East property line and 8' from the West property line, and a combined side yard setback of 11.84' in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 10' side yard setback and a minimum 20' combined side yard setback in an R-1, Single-Family Residential District.

Council District 1

5. **#6175/3858/3768/3683/3511/1955/62**
(Case #BOA-000480-2018)

Wrico Signs, Inc.
1751 Old Shell Road

(Southwest corner of Old Shell Road and Semmes Avenue.)

Sign Variance to allow a second wall sign for each tenant on a multi-tenant site in a B-2, Neighborhood Business District; the Zoning Ordinance allows one wall sign per tenant, per street frontage on a multi-tenant site in a B-2, Neighborhood Business District.

Council District 2

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6. #6176/6164/5635/5404/1858

(Case #BOA-000481-2018)

David Roberts

2540 Old Shell Road

(Northeast corner of Old Shell Road and North Florida Street.)

Sign Variance to amend a previously approved Sign Variance to allow a second wall sign for a tenant on a multi-tenant commercial site in a B-2, Neighborhood Business District; the Zoning Ordinance allows one wall sign per tenant, per street frontage on a multi-tenant site in a B-2, Neighborhood Business District.

Council District 1

7. #6177/3753

(Case #BOA-000485-2018)

Dorothy I. Wells

137 Tuscaloosa Street

(West side of Tuscaloosa Street, 300'± South of Spring Hill Avenue.)

Administrative Appeal of a staff decision to allow construction of a new off-site parking lot to accommodate an existing medical clinic in a B-1, Buffer Business District; the Zoning Ordinance allows the construction of off-site parking to accommodate existing medical clinics in a B-1, Buffer Business District.

Council District 1

V. OTHER BUSINESS