

AGENDA
April 2, 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 EXTENSIONS:

1. #6125

(Case #BOA-000154-2017)

Courtney Mason and John Clardy

2100 Airport Boulevard

(Northwest corner of Airport Boulevard and Glenwood Street and West side of Glenwood Street, 197'± North of Airport Boulevard).

Off-Site Parking, Landscaping and Maneuvering Variances to allow parking on a separate property and within the public right-of-way, reduced landscaping on both the main business and off-site parking area, and vehicular maneuvering area within the public right-of-way for a multi-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance requires all parking to be on-site, the site to comply with the minimum landscaping ratios, and all vehicular maneuvering areas to be located out of the right-of-way for a multi-tenant commercial site in a B-3, Community Business District.

Council District 1

IV PUBLIC HEARINGS:

2. #6167/6060/5557/5415

(Case #BOA-000436-2018)

McCrary & Williams, Inc.

4725 Moffett Road

(South side of Moffett Road at the South terminus of Shelton Beach Road).

Sign Variance to allow a digital electronic message center sign within 300' of residentially zoned property in a B-3, Community Business District; the Zoning Ordinance does not allow digital signage within 300' of any residentially zoned property in a B-3, Community Business District.

Council District 7

3. #5045/6168

(Case #BOA-000441-2018)

Garden Design Solutions, Inc.

3709 & 3713 The Cedars Avenue

(South side of The Cedars Avenue, 135'± West of College Lane).

Fence Variance to allow a 6' privacy fence/wall to be constructed within the 25' front minimum building setback line in an R-1 Single-Family Residential District; the Zoning Ordinance prohibits any fence or wall to exceed a height of 3' within any required front yard setback in an R-1, Single-Family Residential District.

Council District 7

4. #6169

(Case #BOA-000454-2018)

Shipshape Urban Farms, LLC

(Northeast corner of St. Michael Street and North Dearborn Street)

Use Variance to allow the use of 9 total steel shipping containers for the manufacturing of produce and office space in a SD-WH District within the Downtown Development District; the Zoning Ordinance does not allow metal structures in a SD-WH District within the Downtown Development District.

Council District 2

5. #6170

(Case #BOA-000455-2018)

MTC Logistics of Alabama, LLC

301 Yeend Street

(Southwest corner of Yeend Street and Baker Street.)

Tree Planting Location Variance to allow no frontage trees to be planted along the street frontage, and Tree Quantity Variance to allow a reduced number of trees to be planted on a site in an I-2, Heavy Industry District; the Zoning Ordinance requires a minimum of one heritage tree per every 30 linear feet of street frontage, and that the trees be planted within the 25-foot setback along street frontages in an

I-2, Heavy Industry District.
Council District 3

6. #6171

(Case #BOA-000458-2018)

Elizabeth Stradford

(East side of Lewis Quarters, 500;± East of Conception Street Road.)

Use Variance to allow the construction of a single-family dwelling as a primary residence in an I-2, Heavy-Industry District; the Zoning Ordinance does not allow single-family dwellings as a primary residence in an I-2, Heavy-Industry District.

Council District 2