

**AGENDA
SEPTEMBER 13, 2010
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

August 3, 2009, September 14, 2009, October 3, 2009, and May 3, 2010

III. HOLDOVERS:

1. #5622 / 4677

(Case #ZON2010-01471)

Rich's Car Wash

1066 Hillcrest Road

Northwest corner of Hillcrest Road and Johnston Lane.

Front Yard Setback Variance to allow a structure 11' from a front property line in a B-2, Neighborhood Business District; the Ordinance requires a minimum 25' from front property lines in a B-2, Neighborhood Business District.

IV. EXTENSIONS:

2. #5599

(Case #ZON2010-00027)

Charles Boggan

175 2nd Avenue

Northwest corner of 2nd Avenue and Avenue C.

Use Variance to allow a mobile home in an R-1, Single-Family Residential District; the Zoning Ordinance allows mobile homes in an R-1, Single-Family Residential District with Planning Approval. Request for a six-month extension of the previous approval.

V. **PUBLIC HEARINGS:**

3. **#5626**

(Case #ZON2010-01880)

Breland Homes (Grande Development LLC)

Northeast and Southeast corners of Hillcrest Road and Oakleigh Way.

Fence Height Variance to allow a 6' high masonry wall within the 25' recorded building setback on two subdivision entrance lots in an R-1, Single-Family Residential District; the Zoning Ordinance requires structures 3' high or higher to meet a 25' front setback in an R-1, Single-Family Residential District.

4. **#5627/3332**

(Case #ZON2010-01971)

Vincent Boothe

1512/1514 South Broad Street

West side of South Broad Street, 200'± South of Sutton Street, extending to Lucille Street (unopened right-of-way).

Frontage Landscaping and Access/Maneuvering Variances to allow 6,396 square feet of total frontage landscaping and to allow a portion of the front parking access/maneuvering area to be located within a dedicated right-of-way; the Zoning Ordinance requires 10,858 square feet of total frontage landscaping, and requires all parking access/maneuvering areas to be located on-site.

5. **#5628**

(Case #ZON2010-01974)

Alabama Power Company

505 Hillcrest Road

East side of Hillcrest Road, 370'± North of Airport Boulevard, extending to the North side of Airport Boulevard, 235'± East of Hillcrest Road.

Height, Setback, and Buffer Separation Variances to allow a 197' high telecommunications tower, setback 65.27' from a side property line and 158.24' from a front property line, with a 220.25 residential buffer separation in a B-2, Neighborhood Business District; the Zoning Ordinance allows a 45' maximum height limit, requires a 197' (tower height) setback from property lines, and requires a 295.5' (150% of tower height) buffer separation from residentially zoned properties in a B-2, Neighborhood Business District.

6. **#5629**

(Case #ZON2010-01981)

Jean H. and Phillip Austin

112 South McGregor Avenue

Southeast corner of McGregor Avenue and Vickers Place.

Front Yard Setback Variance to allow a 22' x 30' carport/storage room within 8' of the front property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 25' minimum building setback from the front property line in an R-1, Single-Family Residential District.

7. **#5630**
(Case #ZON2010-01993)
Ben Cummings
3704 Dauphin Street
North side of Dauphin Street, 150'± West of Du Rhu Drive.
Sign Variance to allow four wall signs on an ATM kiosk and one building wall sign (five total wall signs) 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 on a multi-tenant commercial site in a B-2, Neighborhood Business District.

8. **#5631**
(Case #ZON2010-02001)
Thompson Properties
3950 Hamilton Boulevard
North side of Hamilton Boulevard, 4/10± mile West of Rangeline Road.
Parking Surface and Enclosure Variances to allow an aggregate parking surface and an open equipment wash pad in an I-1, Light Industry District; the Zoning Ordinance requires all parking surfaces to be asphalt, concrete, or an approved alternative paving surface, and equipment wash pads to be within an enclosed structure in an I-1, Light Industry District.

9. **#5632**
(Case #ZON2010-02106)
Mobile Area Chamber of Commerce
451 Government Street
Block bounded by Governments Street, South Hamilton Street, Church Street, and South Lawrence Street.
Sign Variance to allow one 25' x 10' wall banner, two 5' x 5' wall banners (with a total of 300 square feet of banners), and ten 2'-6" x 11" lamp post signs from October 1, 2010, until January 31, 2012, (sixteen months) on a single tenant commercial site in a B-4, General Business District; the Zoning Ordinance allows three banner permits per year with a maximum allowance of 32 square feet per banner, each valid for thirty days, with at least a thirty-day break between permits, and does not allow lamp post signage on a single tenant commercial site in a B-4, General Business District.

VI. OTHER BUSINESS: