

**AGENDA
AUGUST 3, 2009
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. HOLDOVERS

1. #5531

(Case #ZON2009-01103)

Napoleon McCover

208 North Lafayette Street

Southeast and Northeast corners of North Lafayette Street and St. Stephens Road.

Use, Off-Site Parking, Buffer Fencing, and Buffer Fence Height Variances to allow parking in an R-1, Single-Family Residential District, and off-site parking in a B-2, Neighborhood Business District, no buffer fencing facing across-street residential zoning, and to allow 4' high and 5' high buffer fence heights; the Zoning Ordinance does not allow parking in an R-1, Single-Family Residential District, requires all parking to be on-site in a B-2, Neighborhood Business District, requires a 3' high privacy fence along a parking lot street frontage facing across-street residential use, and requires a buffer fence to be 6' high along adjacent residentially used properties.

2. #5535

(Case #ZON2009-00315)

Willie L. Williams, Jr.

601 Holcombe Avenue

Southeast corner of Holcombe Avenue and Senator Street.

Parking Ratio Variance to allow 22 on-site parking spaces for a 3,037 square-foot lounge in a B-3, Community Business District; the Zoning Ordinance requires 31 on-site parking spaces for a 3,037 square-foot lounge in a B-3, Community Business District.

3. #5538
(Case #ZON2009-01310)
James David Brister
64 Bienville Avenue
Northwest corner of Bienville Avenue and Conti Street.
Rear Setback Variance to allow the construction of stairs 0.1' from the rear property line for access to a legal nonconforming garage apartment in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8' rear yard setback in an R-1, Single-Family Residential District.

4. #5540/5533
(Case #ZON2009-01320)
Joel Thomas Daves & Stephanie Daves
East side of Drury Lane, 365'± North of Wimbledon Drive West.
Fence Height Variance to allow the construction of a 13.5 foot high wall along the rear and side property lines in an R-1, Single-Family Residential District; the Zoning Ordinance allows a maximum wall height of 8' along the property lines in an R-1, Single-Family Residential District.

III. PUBLIC HEARINGS:

5. #5543
(Case #ZON2009-01476)
William Jones, Jr.
1020 Oakland Drive
Southeast corner of Oakland Drive
Front Yard Setback Variance to allow the construction of a single-family dwelling 22.4' from the front property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 25' front yard setback in an R-1, Single-Family Residential District.

6. #5544/4839
(Case #ZON2009-01495)
B.S. Management
3050 Cottage Hill Road
Northeast corner of Cottage Hill Road and Bel Air Boulevard
Front Yard Setback Variance to allow the construction of a gasoline canopy 22.8' from a front property line in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum 25' front yard setback in a B-2, Neighborhood Business District.

7. #5545
(Case #ZON2009-01499)
Advantage Sign Co.
5454 Zeigler Boulevard
Northeast corner of North University Boulevard and Zeigler Boulevard
Sign Variance to allow three wall signs and a freestanding sign at a single-tenant commercial site in a B-2, Neighborhood Business District; the Zoning Ordinance allows two wall signs and one freestanding sign for a single-tenant commercial site in a B-2, Neighborhood Business District.

8. #5546
(Case #ZON2009-01500)
Charles G. Seibert
2500 Old Military Road
Northeast corner of Crescent Drive East and Old Military Road
Use, Parking Surface, Access and Maneuvering, Tree and Landscaping, and Front Yard Setback Variances to allow a Mobile Home Park and Recreational Vehicle Park with long-term occupancy in an R-1, Single-Family Residential District, with aggregate parking surface, substandard drive aisle widths, vehicles backing into the right-of-way, reduced number of frontage trees, and Recreational Vehicles and Mobile Homes located within the front yard setback; the Zoning Ordinance requires Planning Approval in an R-3, Multiple-Family Residential District for a Mobile Home Park and Planning Approval in a B-3, Community Business District for a Recreational Vehicle Park, with paved, designated parking, 24' drive aisles, maneuvering of vehicles completely on-site, 38 total frontage trees (all overstory), and a minimum 25' front yard setback.

9. #5547
(Case #ZON2009-01511)
Ultra Car Wash – Mobile Midtown, LLC
1862 Government Street
North side of Government Street, 564' West of Old Government Street, extending North to Airport Boulevard
Screening and Sign Variances to allow a commercial grade aluminum “wrought iron” style fence along the side property lines of a car wash, to allow 126.38 square feet of total signage and to allow two freestanding signs on a single-tenant site; the Zoning Ordinance requires vehicles to be screened from view with a 3'-5' tall evergreen hedge and/or landscape berm in B-2 or B-3 districts (privacy fence may be used along the side and rear property lines), the maximum of 64 square feet is allowed along the Government Street Corridor and allows only one freestanding sign for a single-tenant development.

10. **#5548**
(Case #ZON2009-01425)
Don Parden
1007 Government Street
Southeast corner of Government Street and Chatham Street
Parking Surface Variance to allow grid (grass) pavers as an alternative parking surface at an existing church site in an R-1, Single-Family Residential District; the Zoning Ordinance requires that parking lots be properly surfaced with concrete, asphaltic concrete, asphalt or an approved alternative parking surface, which may only be required as a condition of application approval for spaces requested in excess of the minimum ratio requirements.

11. **#5549/5389/4356**
(Case #ZON2009-01748)
Bayou, Inc. (dba Holiday Inn)
301 Government Street
Block bounded by Government Street, Jackson Street, Church Street, and Claiborne Street
Sign Variance to amend a previously approved sign variance to allow the addition of a 37.5 square-foot, double sided, freestanding monument sign to the existing 5 wall signs for a total of 6 signs, and 364 square feet of signage for a tenant in a multi-tenant site; The Zoning Ordinance allows a maximum of 1 wall sign per tenant and 1 freestanding sign for the entire development, as well as a maximum allowable total signage of 64 square feet per tenant is allowed in a historic district in a B-4, General Business District.

12. **#5550**
(Case #ZON2009-01751)
Austal USA, LLC
195 Dunlap Drive
Southeast corner of Addsko Road and Dunlap Drive, extending to the North side of Pinto Pass
Sign Variance to allow three 1,219 square-foot wall signs, for a total of 3,657 square feet of signage; The Zoning Ordinance limits wall signs to 30% of the useable wall area up to a maximum of 350 square feet per sign for a single-tenant site in an I-2, Heavy Industry District.

13. #5551/3626
(Case #ZON2009-01753)
Hughes Plumbing and Utility Contractors, Inc.
2645 Halls Mill Road
South side of Halls Mill Road, 50'± East of McRae Avenue
Use, Parking Surface, Parking Ratio, Maneuvering, Buffer, and Fence Height Variances to allow a Contractor's Storage Yard with rip-rap and aggregate surfacing for vehicle maneuvering, inadequate queuing spaces at the gated entrance, no parking facilities, inadequate buffer fencing, and fencing that obstructs site within the required front yard in an R-1, Single-Family Residential District; The Zoning Ordinance requires at least an I-1, Light Industry District to allow a Contractor's Storage Yard and also requires all vehicle maneuvering surfaces to be surfaced in concrete, asphaltic concrete, or asphalt, the provision of at least one parking space, buffering by a solid wall or fence at least 8 feet in height, and for fences within any required front yard that obstruct sight to be no higher than 3 feet in height.
14. #5552/5529
(Case #ZON2009-01754)
Nedzad and Dragana Fazlic
2900 Lloyds Lane
West side of Lloyds Lane, 510'± North of Southridge Boulevard
Combined Side Yard Setback Variances to amend a previously approved Combined Side Yard Variance to allow the sum of both side yards to be 17.12 feet; The Zoning Ordinance requires the sum of both side yards to total at least 20 feet in an R-1, Single-Family Residential District.
15. #5553
(Case #ZON2009-01757)
Lane-Walding, LLC
2716 Dauphin Island Parkway
West side of Dauphin Island Parkway, 110'± North of Mackie Avenue
Use, Parking Ratio, Access and Maneuvering, Buffer, Landscaping, and Front and Side Yard Setbacks Variances to allow a Recreational Vehicle Park with legal non-conforming mobile homes to be phased out, with no designated parking, substandard accessways and maneuvering areas, no protection buffers for surrounding residential areas, and mobile homes and recreational vehicles within the front and side yard setbacks in an R-1, Single-Family Residential District; The Zoning Ordinance requires Planning Approval in a B-3, Community Business District, to allow a recreational vehicle park, at least one parking space per trailer or mobile home space, at least 24-foot wide access drives for access and maneuverability, protection buffers, landscaping area and tree plantings, and for structures to be located outside of any required yard.

III. OTHER BUSINESS

Approval of meeting and deadline schedule for 2009-2010.