

**AGENDA
SEPTEMBER 8, 2014
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman, William L. Guess

II. ROLL CALL

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

III. EXTENSIONS:

1. **#5877/5790/4193**

(Case #ZON2014-00045)

Joe Walvis (M. Don Williams, Agent)

4114 Moffett Road

(Northeast corner of Moffett Road and Wolf Ridge Road).

Surfacing and Tree Planting Variances to allow a storage yard to have gravel surfacing with frontage trees placed beyond the 25' front building setback in a B-3, Community Business District; the Zoning Ordinance requires storage yards to have concrete or asphalt surfacing and all frontage trees to be placed in the 25' front building setback in B-3, Community Business Districts.

Council District 1

IV. PUBLIC HEARINGS:

2. **#5911**

(Case #ZON2014-011500)

Thompson Engineering

120 Mobile Infirmiry Boulevard

(East side of Mobile Infirmiry Boulevard, 411'± North of Old Shell Road).

Site Variance to allow an 8' high wall to be constructed on the front property line in a B-2, Neighborhood Business District (rezoning pending); the Zoning Ordinance requires a minimum 25' front setback for structures higher than 3' tall in a B-2, Neighborhood Business District.

Council District 2

3. **#5912**
(Case #ZON2014-01590)
Scott Electric Sign Company
3118 Government Boulevard
(North side of Government Boulevard at the North terminus of Satchel Paige Drive).
Sign Variance to allow a total of six (6) wall signs and one (1) freestanding sign for a single business site in a B-3, Community Business District; the Zoning Ordinance allows a single business to have a total of three (3) signs, with only one being a freestanding sign in a B-3, Community Business District.
Council District 4

4. **#5913**
(Case #ZON2014-01691)
Tom Myers (M. Don Williams, Agent)
4306 The Cedars
(Northwest corner of Henning Drive West and Todd Lane).
Rear Yard Setback and Site Coverage Variances to allow a structure within 5' of the rear property line and a total site coverage of 37% in R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum rear yard setback of 8', and a maximum site coverage of 35% in an R-1, Single-Family Residential District.
Council District 7

5. **#5914/5087**
(Case #ZON2014-01699)
Wrico Signs Inc.
6347-A Airport Boulevard
(South side of Airport Boulevard, 500' ± East of Hillcrest Road).
Sign Variance to allow 2 wall signs for a tenant located on a group business site in a B-3, Community Business District; the Zoning Ordinance allows 1 wall sign per tenant located on a group business site in a B-3, Community Business District.
Council District 6

6. **#5915/5272/3366/3139**
(Case #ZON2014-01700)
Gary D.E. Cowles
1757 Government Street
(Southwest corner of Government Street and Weinacker Avenue).
Use, Access/Maneuvering, and Tree Planting Variances to allow a banquet venue with parking nose-in/back-out within a right-of-way, with no additional tree plantings in a B-1, Buffer Business District; the Zoning Ordinance requires a minimum of a B-3, Community Business District for the operation of a banquet venue with all parking and maneuvering spaces on private property, and full compliance with tree planting requirements.
Council District 2

7. **#5916/5109**
(Case #ZON2014-01701)
Modern Signs LLC
3347 Halls Mill Road
(East side of Halls Mill Service Road (private road), 230'± South of Halls Mill Road).
Sign Variance to allow a digital sign 180'± from the nearest residentially zoned property in a B-3, Community Business District; the Zoning Ordinance does not allow digital signs within 300' of the nearest residentially zoned property in a B-3, Community Business District.
Council District 4
8. **#5917**
(Case ZON2014-01705)
Doria Durham, Agent
104 St. Francis Street
(Northwest corner of St. Francis Street and North Royal Street)
Site Variance to allow the installation of wireless communications equipment on the rooftop of a building, that will be visible from the street, on a T-6 site within the Downtown Development District; the Downtown Development District requires that all rooftop equipment not be visible from the street on a T-6 site.
Council District 2

III. OTHER BUSINESS