

**AGENDA
MARCH 3, 2008
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS

1. #5457/4570

(Case #ZON2007-02853)

Chartersouth, Inc.

810 Dauphin Island Parkway

(Southwest corner of Dauphin Island Parkway and Halls Mill Road)

Front Yard Setback Variance to allow the construction of a convenience store gasoline pump canopy within 4' of a front property line in a B-3, Community Business District; a 25' front yard setback is required for all structures in a B-3, Community Business District.

IV. PUBLIC HEARINGS:

2. #5462

(Case #ZON2008-00401)

Jean-Francois DeBien

400 and 401 Crenshaw Street, and 401 Westwood Street

Southwest and Southeast corners of Government Street and Crenshaw Street, and Southeast corner of Government Street and Westwood Street.

Side Street Yard Setback Variance to allow the construction of a 6' high wooden privacy fence along the side street yard property line in an R-3, Multi-Family Residential District; the Zoning Ordinance requires a 20' side street yard setback for fences higher than 3' in an R-3, Multi-Family Residential District.

3. **#5463**
(Case #ZON2008-00410)
West Mobile Properties, LLC
600 Zeigler Circle East
Southeast corner of Zeigler Circle East and Sellers Lane.
Use and Parking Surface Variances to allow the expansion of an existing metal fabrication and machine shop with a gravel lay-down yard in a B-3, Community Business District; the Zoning Ordinance requires a minimum I-2, Heavy Industry District, with Planning Approval, for a metal fabrication shop, and lay-down yards require asphalt, concrete, or an approved alternative paving surface in a B-3, Community Business District.

4. **#5464**
(Case #ZON2008-00411)
John David Helland
1520 Terrell Road
Northeast corner of Terrell Road and Dauphin Island Parkway.
Use Variance to allow automotive sales in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of B-3, Community Business District for automotive sales.

5. **#5465/1793**
(Case #ZON2008-00413)
Christopher Knowles
650 Palm Street
Northeast corner of Palm Street and Cotton Street.
Use, Parking Ratio, and Access/Maneuvering Variances to amend a previously approved Use Variance to allow a beauty salon in an R-1, Single-Family Residential District with 5 parking spaces for a 2,156 square foot building with less than 24' wide ingress/egress/drives; the Zoning Ordinance requires a minimum of B-2, Neighborhood Business District for a beauty salon, 8 parking spaces for a 2,156 square foot building, and 24' wide ingress, egress, drives.

IV. OTHER BUSINESS