

AGENDA
August 2, 2004
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

June 7, 2004 Meeting

III. EXTENSION:

1. **#5211**

(Case #ZON2003-02414)

Bobby J. & Roma K. Lopez

(South side of Anna Drive, 300'± West of Shana Drive)

Front Yard Setback Variance to allow a new dwelling unit to be constructed 10' from the front (North) property line in an R-1, Single-Family Residential District; a minimum front yard setback of 25' is required in an R-1, Single-Family Residential District.

IV. PUBLIC HEARINGS:

1. **#5243**

(Case #ZON2004-00925)

Dirt, Inc.

5401 Bear Fork Road

(South side of Bear Fork Road, 1,000'± East of North University Boulevard)

Use Variance to allow an auto wrecking yard and storage facility in an R-1, Single-Family Residential District; the Zoning Ordinance requires I-2, Heavy Industrial District with Planning Approval.

2. **#5246**

(Case #ZON2004-01241)

Delaware Street Missionary Baptist Church

701 South Lawrence Street

(Northeast corner of South Lawrence Street and Delaware Court)

Side Yard Setback Variance to allow the addition of a 18.5' x 24.75' open carport to be constructed 11' from a side (South) street property line in an R-1, Single-Family Residential District; a 20-foot side yard setback is required along a side street in an R-1, Single-Family Residential District

3. **#5247**
(Case #ZON2004-01257)
Eliska Wireless Ventures I, Inc.
2262 Hillcrest Road
(West side of South University Boulevard, 950'± North of Cottage Hill Road)
Height, Setback and Access/Maneuvering Surface Variances to allow the construction of a 150' Monopole Telecommunications Tower, setback 25' from a lease parcel line, with a gravel drive and parking; the maximum allowable height is 45', a 150' tower must be setback at least 150' from a lease parcel line and access/maneuvering areas for towers must be asphalt, concrete or an approved alternative paving surface, in a B-2, Neighborhood Business District.

4. **#5248**
(Case #ZON2004-01307)
Dora Finley
501 Monroe Street
(Southwest corner of South Lawrence Street and Monroe Street)
Use Variance to allow the conversion of a single-family dwelling into a duplex unit in an R-1, Single-Family Residential District; two family dwelling units are allowed in R-2, Two-Family Residential Districts.

5. **#5249**
(Case #ZON2004-01315)
Saint Peter Baptist Church
(Southeast corner of New Jersey Street and South Bayou Street)
Sign Variance to allow an 8' x 5' illuminated double-sided off-site sign in an R-1, Single-Family Residential District; the Zoning Ordinance only allows off-site signs if the sign replaces an existing off-site sign.

6. **#5250**
(Case #ZON2004-01328)
JJT, an Alabama General Partnership
1419 East I-65 Service Road South
(Southeast corner of East I-65 Service Road South and Pleasant Valley Circle)
Sign Variance to allow four free-standing signs on a multi-tenant site with 1,147 linear feet of road frontage; a maximum of two free-standing signs are allowed for a multi-tenant site with 1,147 linear feet of road frontage.

7. **#5251**
(Case #ZON2004-01334)
Merritt and Walding Properties
1363 Government Street
(Southeast corner of Government Street and Everett Street)
Front Setback to allow a 33.6' x 57.6 canopy to be constructed 9.83' from the front (North) property line in a B-2, Neighborhood Business District; a minimum 25-foot front setback is required in all commercial districts.

8. #5252
(Case #ZON2004-01341)
Austal USA
(South side of Dunlap Drive, between Dunlap Drive & Highway 90, adjacent to the North side of Bankhead Tunnel)
Parking and Use Variances to allow 94 parking spaces in an R-1, Single-Family Residential District; the Zoning Ordinance requires all parking to be located on site and a parking lots are prohibited in R-1, Single-Family Residential Districts.

9. #5253
(Case #ZON2004-01536)
Persons Development & Construction Services, LLC
(Southwest corner of Grant Street and Cottage Hill Road)
Fence Height Variance to allow construction of a 7' masonry wall, 1' 2" from the side street property line; a 20' side yard setback is required from a side (east) property line for a 7' high wall in an R-1, Single-Family Residential District.

10. #5254
(Case #ZON2004-01542)
William J. Casey, II
3108 Pleasant Valley Road
(Northeast corner of Pleasant Valley Road and Myra Drive)
Use and Parking Ratio Variances to allow a law office and four parking spaces in an R-1, Single-Family Residential District; a law office requires a minimum of B-1, Buffer Business District and five parking spaces are required.

11. #5255
(Case #ZON2004-01545)
Greg & Pam Breedlove
66 Turnin Lane
(West side of Turnin Lane, 422' ± South of Wimbledon Drive West)
Side Yard, Total Combined Side Yard, and Fence Height Variances to allow additions and renovations to a residential structure within five-feet of a side property line, a total combined side yard of 15 feet, and a seven-foot high fence/wall within 22-feet of the front property line; an eight-foot setback is required from a side property line, a total combined side yard of 20-feet is required for residential structures on a lot 60 feet wide or wider, and a 25-foot front yard setback is required in an R-1, Single-Family Residential District.

12. #5256
(Case #ZON2004-01546)
Tom & Donna Henderson
4257 Stein Avenue
(Southeast corner of Stein Avenue and Dilston)
Side Yard Setback Variance to allow a 34' 6" x 32' garage 16' from the side (west) street property line; a 20' side yard setback is required for a corner lot than is 60'

or wider in a R-1, Single-Family Residential District.

13. #5257

(Case #ZON2004-01588)

City Of Mobile Urban Development Department

North side of Old Shell Road, 550' ± East of Pine Street

(adjacent to the South of LifeTouch Portraits—957 Springhill Avenue)

Administrative Review to determine if the staff erred in granting legal, non-conforming status to an unpaved, commercial driveway in an R-1, Single-Family Residential District.