

**AGENDA
FEBRUARY 4, 2013
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman, William L. Guess

II. ROLL CALL

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| | William L. Guess, Chairman |
| | Vernon Coleman, Vice-Chairman |
| | Sanford Davis |
| | Adam Metcalfe |
| | Jeremy B. Milling |
| | Russell Reilly |
| | J. Tyler Turner |

III. HOLDOVERS:

1. **#5718**
(Case #ZON2011-02557)
Joe Mason
1412 & 1416 Wolf Ridge Road
(East side of Wolf Ridge Road, 200'± North of Moffett Road).
Front Landscaping Variance to allow 2,435 square feet of front landscaping areas on a 94,510 square foot lot; the Zoning Ordinance requires 6,804 square feet of front landscaping area for a lot 94, 510 square feet in B-3, Community Business District.
Council District 1

IV. PUBLIC HEARINGS:

2. **#5810**
(Case #ZON2013-00002)
Garrard Development Group, LLC
1201 Michigan Avenue
(Southwest corner of Michigan Avenue and Bay Avenue).
Front Landscaping and Tree Planting Variances to allow reduced front landscaping square footage and to allow three (3) frontage trees along Bay Street in a B-2, Neighborhood Business District, and R-1 Single-Family Residential District; the Zoning Ordinance requires that 60% of the total required amount of landscaping be placed between the building and the right-of-way with nine (9) overstory trees along the Bay Street frontage in a B-2, Neighborhood Business District.
Council District 3

3. **#5811**
(Case #ZON2013-00004)
Denis Blackburne
951 Government Street
(West side of Marine Street, extending from Government Street to Church Street).
Bulk Variance to allow 56 dwelling units on a 59,933 square foot site in a B-1, Buffer Business District; the Zoning Ordinance allows 36 dwelling units on a 59,933 square foot site in a B-1, Buffer Business District.
Council District 2

4. **#5812**
(Case #ZON2013-00005)
Angela Myrant
1005 Donald Street
(West side of Donald Street, 105'± North of Balthrop Street).
Use Variance to allow the operation of a domiciliary care facility in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of a B-1, Buffer Business District for a domiciliary care facility.
Council District 1

5. **#5813**
(Case #ZON2013-00006)
Chris Bowen
1705 Alba Avenue
(South side of Alba Avenue, 800'± West of Dauphin Island Parkway).
Use and Side Yard Setback Variance to allow an accessory structure as the primary structure within 1.2' of the side property line on an R-1, Single-Family Residential District; the Zoning Ordinance requires a dwelling unit to be located on a site prior to any accessory structures being placed, and that all structures must be a minimum of 8' from the side property line.
Council District 3

6. **#5814/5103**
(Case #ZON2013-00012)
Ricky Armstrong
741 Hillcrest Road
(Westside of Hillcrest Road, 340' South of Airport Boulevard).
Sign Variance to amend a previous Sign Variance to allow a third freestanding sign with a total of 199 square feet; the Zoning Ordinance allows a maximum of two freestanding signs on a multi-tenant site with less than 1,200' of road frontage.
Council District 6

VI. OTHER BUSINESS