

**AGENDA
MAY 5, 2003
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:
Chairman Reid Cummings

II. APPROVAL OF MINUTES:
April 7, 2003

III. PUBLIC HEARINGS:

1. **#5176**
(Case #ZON2003-00961)
William R. Faircloth
304 McDonald Avenue
(West side of McDonald Avenue, 116'± South of Church Street)
Rear and Side Yard Setback Variances to allow the addition of a boatport and tackle room 1' from the side (South) property line and 1.5' from the rear (West) property line; a minimum rear yard setback of 8' and a minimum side yard setback of 8' is required for a 64.5' wide lot in an R-1, Single-Family Residential District.

2. **#5177**
(Case #ZON2003-00976)
Maxine Ruffin, President (The Mobile City Federation of Women's Clubs, Inc.)
400 North Catherine Street
(East side of North Catherine Street, 120'± North of Delusser Street)
Use Variance to allow a 40' x 50' (2,000 square feet) addition to an existing women's club in an R-1, Single-Family Residential District; membership clubs are allowed in R-B, Residential-Business and B-1, Buffer Business Districts with Planning Approval and by right in B-2, Neighborhood Business Districts.

3. **#5178**
(Case #ZON2003-00977)
Patrick Robbins Flynn
(Northeast corner of Old Shell Road and Hyland Avenue)
Use Variance to allow the overnight parking of a moving truck in a B-2, Neighborhood Business District; overnight parking of a moving truck is allowed by right in B-3, Community Business District.

4. **#5179**
(Case #ZON2003-00984)
Marston & Associates, Inc. (Fred J. Pollman, Owner)
750 South Broad Street
(Southwest corner of South Broad Street and Virginia Street)
Front Yard Setback Variance to allow a 16' x 38' (608 square feet) decorating room addition to an existing bakery to within 5' of the front property line along South Broad Street; a minimum front yard setback of 25' is required in a B-2, Neighborhood Business District.

5. **#5180/5161/4932/4866/3018**
(Case #ZON2003-00987)
Kimberly S. Garris
2910 Pleasant Valley Road
(North side of Pleasant Valley Road, 110'± East of Lundy Lane)
Use, Parking Surface and Access/Maneuvering Variances to re-open an existing variance to allow the expansion of an existing daycare in an R-1, Single-Family Residential District, to allow an aggregate surface parking lot, and substandard driveways; a daycare is allowed with Planning Approval in a B-1, Buffer Business District and by right in a B-2, Neighborhood Business District, the Zoning Ordinance requires all parking to be asphalt, concrete or an approved alternative paving surface, and a 12' wide drive is required for one way access.

6. **#5181**
(Case #ZON2003-00988)
Medicap Pharmacy #314 (Jodi C. Silvio, P. D., Owner)
2550 Emogene Street
(Northwest corner of Emogene Street and South Florida Street)
Parking Ratio Variance to allow a parking facility for a pharmacy with ten (10) on site parking spaces; fifteen (15) on site parking spaces are required for a pharmacy with 4,425 square feet of retail and/or office space.

7. **#5182**
(Case #ZON2003-00989)
Mary Jordan Darrington
2160 O'Conner Street
(North side of O'Conner Street, 310'± East of Summerville Street)
Side Yard Setback Variance to allow a 16' x 32' (512 square feet) addition within 2' from the side (East) property line; a minimum side yard setback of 7.8' is required for a 55' wide lot in an R-1, Single-Family Residential District.

8. #5183

(Case #ZON2003-00990)

Andre G. Rathle

253 South Georgia Avenue

(East side of South Georgia Avenue, 55'± South of Elmira Street)

Side Yard Setback Variance to allow a 13.7' x 18' (247 square feet) family room addition within 3.5' from the side (North) property line; a minimum side yard setback of 7.4' is required for a 52' wide lot in an R-1, Single-Family Residential District.