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.