I. **CALL TO ORDER:**
Chairman Reid Cummings

II. **APPROVAL OF MINUTES:**

III **PUBLIC HEARINGS:**

1. **#5318/5357**  
   (Case #ZON2006-01237)  
   David D. Brown  
   1004 Dauphin Island Parkway  
   (West side of Dauphin Island Parkway, 220’± North of Woodlawn Drive North)  
   Use Variance to allow a machine and fabrication shop in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum of an I-1, Light Industry District.

2. **#5358**  
   (Case #ZON2006-01234)  
   Carter Engineering Consultants (Jeff Carter, Agent)  
   6361 Cottage Hill Road  
   (South side of Cottage Hill Road, 180’± East of Hillcrest Road)  
   Parking Ratio Variance to allow the conversion of an existing florist shop to a coffee shop in a B-2, Neighborhood Business district with fourteen (14) on-site parking spaces; the Zoning Ordinance requires twenty four (24) on-site parking spaces for a 2,400 square foot building.

3. **#5359**  
   (Case #ZON2006-01245)  
   James & Debra Foster  
   4507 Park Road  
   (East side of Park Road, 125’± South of the East terminus of Canal Road)  
   Side Yard Setback Variance to allow the construction of a 24’ x 31.5’ carport 2.38’ and a 16’ x 30’ addition 1.65’ from the side (East) property line; a minimum side yard setback of 7.1’ is required for structures on a 50’ wide lot in an R-1, Single-Family Residential district.
4. **#5302/5360**  
(Case #ZON2006-01250)  
Albert & Anne Haas (M. Don Williams, Agent)  
62 Marston Lane  
(East side of Marston Lane, 155’+ North of Oakland Avenue)  
**Rear Yard Setback Variance** to allow construction of a two-story, 1,600 square foot, double garage/playroom to an existing dwelling 2’ from the rear property line; a minimum rear yard setback of 8’ is required in an R-1, Single-Family Residential District.

5. **#5361**  
(Case #ZON2006-01248)  
Guy Helmsing (M. Don Williams, Agent)  
354 Ridgelawn Drive West  
(East side of Ridgelawn Drive West, 105’+ North of Mums Court)  
**Side Yard Setback and Total Combined Side Yard Setback Variances** to allow the construction of a 13’ x 19’ carport and the addition of approximately 410 square feet to an existing residential structure 7’ from the side (South) property line, and a total combined side yard of 17’; a minimum 8’ setback is required from a side yard and a total combined side yard of 20’ is required on a lot 60’ wide or wider in an R-1, Single-Family Residential district.

6. **#5362**  
(Case #ZON2006-01244)  
JJT, an Alabama General Partnership  
1147 East I-65 Service Road South  
(Southeast corner of East I-65 Service Road South and International Drive)  
**Sign Variance** to allow a second wall sign (6.5 square feet) for one tenant (business) on a multi-tenant site; only one wall sign per business is allowed on a multi-tenant site.