

**AGENDA  
AUGUST 3, 2015  
BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman, William L. Guess

**II. ROLL CALL**

	William L. Guess, Chairman
	Vernon Coleman, Vice-Chairman
	Sanford Davis
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	John Burroughs

**III. HOLDOVERS:**

1. **#5981/4384/4357**  
(Case #ZON2015-01295)  
**Alabama Hotels, LLC.**  
**251 Government Street**

(Southwest corner of Government Street and South Joachim Street).

**Sign Variance to allow a non-painted wall sign, a corner wall sign, a wall plaque, and a vertical sign on a balcony in a T5.2 Sub-District in the Downtown Development District; the Zoning Ordinance allows painted wall signs; however, corner signs, wall plaques, or vertical signs on a balcony are not allowed in a T5.2 Sub-District in the Downtown Development District.**

Council District 2

2. **#5983**  
(Case #ZON2015-01388)  
**Bethesda Christian Center**  
**550 Western Drive**

(East side of Western Drive, 175± South of Crichton Street).

**Use and Off-Site Parking Variances to allow a church in an I-1, Light Industry District, with parking on an adjacent property; the Zoning Ordinance does not allow churches within an I-1, Light Industry District, and all parking must be on the same site as the use.**

Council District 1

3. **#5984**  
(Case #ZON2015-01403)  
**Angel T. Bumpers**  
**308 South Dearborn Street**  
(Southwest corner of Palmetto Street and South Dearborn Street).  
**Use Variance to allow a day care facility to operate in an R-1, Single Family Residential District; the Zoning Ordinance requires a minimum B-2, Neighborhood Business District for the operation of a daycare.**  
Council District 2

4. **#5985/5920/5811/4958**  
(Case #ZON2015-01404)  
**Taylor Atchison**  
**951 Government Street**  
(Westside of Marine Street, extending from Government Street to Church Street).  
**Use and Parking Ratio Variances to allow a restaurant on the ground floor in a B-1, Buffer Business District, with mixed uses and providing 87 on-site parking spaces; the Zoning Ordinance does not allow a restaurant on the ground floor in a B-1, Buffer Business District, with mixed uses, and 117 on-site parking spaces are required for the various mixed uses proposed.**  
Council District 2

#### **IV. PUBLIC HEARINGS:**

5. **#5987**  
(Case #ZON2015-01550)  
**Munn Enterprises, Inc. – Howard Munn**  
**2570 Government Boulevard**  
(West side of Government Boulevard, 113'± North of Kreitner Street).  
**Sign Variance to allow nine wall signs in addition to two previously permitted wall signs and a freestanding sign on a single-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance allows two wall signs and one freestanding sign on a single-tenant commercial site in a B-3, Community Business District.**  
Council District 5

6. **#5988/5939**  
(Case #ZON2015-01627)  
**Wrico Signs, Inc. for Riverside Food Mart**  
**1751 Riverside Drive**  
(Southwest corner of Riverside Drive and Clubhouse Road).  
**Sign Variance to allow a digital sign located on a nonconforming commercial site and less than 300'± from other residentially zoned property in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow digital signs in an R-1, Single-Family Residential District and requires a minimum of 300' from other residentially zoned property.**  
Council District 3
  
7. **#5989/5778/5585**  
(Case #ZON2015-01632)  
**Wright Transportation**  
**2333 Dauphin Island Parkway**  
(North side of Dauphin Island Parkway, 220'± North of Rosedale Road).  
**Site Variance to amend the site plan of a previously approved Variance to allow a new office building with parking expansion for an existing trucking company in a B-3, Community Business District; the Zoning Ordinance requires that changes to a site plan of a previously approved Variance must be approved via a new Variance in a B-3, Community Business District.**  
Council District 3
  
8. **#5990/5149**  
(Case #ZON2015-01641)  
**Advantage Sign Company**  
**669 Azalea Road**  
(North side of Azalea Road, 570'± East of Village Green Drive).  
**Sign Variance to allow a digital sign at a church in an R-1, Single-Family Residential District and within 300' of other R-1, Single-Family Residential properties; the Zoning Ordinance does not allow digital signs in an R-1, Single-Family Residential District and requires a minimum of 300' from other residentially zoned property.**  
Council District 5
  
9. **#5991**  
(Case #ZON2015-01642)  
**Gregory Bone/Mount Sinai Missionary Baptist Church**  
**860 South Warren Street**  
(Northwest corner of South Warren Street and North Carolina Street).  
**Sign Variance to allow a digital sign at a church in an R-1, Single-Family Residential District and within 300' of other residentially zoned properties; the Zoning Ordinance does not allow digital signs in an R-1, Single-Family Residential District and requires a minimum of 300' from other residentially zoned properties.**  
Council District 3

10. **#5992**  
(Case #ZON2015-01651)  
**Raymond & Janie Carney**  
**511 Houston Street**  
(Southeast corner of Houston Street and Booker Street).  
**Use and Surface Variances to allow a seafood distributorship in a B-2, Neighborhood Business District with aggregate access, maneuvering and parking surfaces; the Zoning Ordinance requires a minimum of an I-1, Light Industry District for a seafood distributorship and access, maneuvering and parking surfaces must be paved with concrete, asphalt or an approved alternative paving surface in a B-2, Neighborhood Business District.**  
Council District 2
11. **#5993**  
(Case #ZON2015-01652)  
**Margaret M. McGovern**  
**604 Eslava Street**  
(North side of Eslava Street, 80'± West of South Warren Street).  
**Rear Setback and Exterior Finish Variances to allow the construction of a residential addition within 5' of the rear property line and the use of stucco as an exterior finish in a T-3 Sub-District within the Downtown Development District; the Zoning Ordinance requires a minimum 5' rear setback and exterior finishes must be wood or cementitious clapboard, shingles or board & batten in a T-3 Sub-District within the Downtown Development District.**  
Council District 2
12. **#5994 (HELDOVER TO THE SEPTEMBER 14<sup>TH</sup> MEETING)**  
(Case #ZON2015-01653)  
**James F. Watkins, Maynard Cooper & Gale PC**  
**4950 Government Boulevard**  
(Northeast corner of Government Boulevard and Knollwood Drive).  
**Sign Variance to allow four monument signs at an apartment complex in an R-3, Multi-Family Residential District; the Zoning Ordinance allows a maximum of two monument signs at an apartment complex in an R-3, Multi-Family Residential District.**  
Council District 4

13. #5995/5924

(Case #ZON2015-01656)

Joey Pittman

166 South Street

(West side of South Street, 125'± North of Clearmont Street).

**Side Yard and Rear Yard Setback Variances to amend previously approved Side and Rear Yard Setback Variances to allow the construction of a garage 5' from the side property line and 5' from the rear property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8' side yard setback and minimum 8' rear yard setback in an R-1, Single Family Residential District.**

Council District 2

V. **OTHER BUSINESS**