AGENDA
AUGUST 1, 2005
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. EXTENSION:
1. #5286
   (Case #ZON2004-02549)
   Max & Mandy Rogers
   111 Myrtlewood Lane
   (West side of Myrtlewood Lane, 170’± North of Old Shell Road)
   Side Yard Setback, Total Combined Side Yard Setback and Rear Yard Setback
   Variances to allow additions to a residential structure five-feet from a side property
   line, a total combined side yard of 16.6 feet, and five-foot from the rear property
   line; an eight-foot setback is required from a side property line, a total combined
   side yard of 20-feet is required on a lot 60 feet wide or wider, and an eight-foot rear
   yard setback is required in an R-1, Single-Family Residential District.

IV. PUBLIC HEARINGS:
1. #5311
   (Case #ZON2005-01265)
   Dora F. Finley
   501 Monroe Street
   (Southwest corner of Monroe Street and South Lawrence Street)
   Use and Substandard Access Variances to allow a bed and breakfast (four guest
   beds), a 9-foot wide driveway, in an R-1, Single-Family Residential District; a Bed
   and Breakfast requires a minimum of a B-1, Buffer Business with Planning
   Approval, and a 24-foot wide driveway is required for a two-way drive.

2. #5312 (Case #ZON2005-01266)
   Montgomery Commercial Properties, LLC
   267 Bay Shore Avenue
   (West side of Bay Shore Avenue, 375’± North of Spring Hill Avenue)
   Use Variance to allow the expansion of equipment (bolt former) in a B-3,
   Community Business District; the Zoning Ordinance requires an I-1, Light
   Industrial District for a machine shop.
3. #5313
   (Case #ZON2005-01267)
   Richard T. Langston
   1813 Spring Hill Avenue
   (South side of Spring Hill Avenue, 65’+ East of North Carlen Street)
   Side Yard, Rear Yard and Combined Side Yard Variances to allow the construction of a single-family dwelling with attached porte cochere within 6-feet of the (West) side property line, to allow a combined side yard total of 14-feet, and to allow the construction of a detached 28’ x 28’ two-story, two-car garage/storage structure within 2.5-feet of the (West) side property line and 2.5-feet within the rear property line; an 8’ minimum side and rear yard setbacks and a 20’ combined side yard total are required on a 60’ or wider lot in a R-1 Single-Family Residential District.

4. #5314
   (Case #ZON2005-01270)
   Ron Ali (Mobile County Board of Health, Owner)
   1557 Spring Hill Avenue
   (Southwest corner of Spring Hill Avenue and Kilmarnock Street)
   Use Variance to allow a funeral home in a B-1, Buffer Business District; the Zoning Ordinance requires a minimum of a B-3, Community Business District.

5. #5315
   (Case #ZON2005-01273)
   Bowden Architecture (Keith A. Jones, Owner)
   200 Virginia Street
   (Northwest corner of Virginia Street and South Conception Street)
   Parking Ratio Variance to allow 32 parking spaces for a 2,762 square foot addition to an existing 8,146 square foot office building; the Zoning Ordinance requires 37 parking spaces.

6. #5316
   (Case #ZON2005-01274)
   Knollwood Assembly of God Church
   1501 Knollwood Drive
   (East side of Knollwood Drive, 500’+ South of Grelot Road)
   Sign Variance to allow a 4’ x 8’ illuminated, double-sided sign to replace a 4’ x 8’ non-illuminated, double-sided sign in an R-1, Single-Family Residential District; the Zoning Ordinance only allows replacement of a nonconforming sign if the sign replaces an existing sign that is the same size or smaller, and of the same nature and character.

7. #5317
   (Case #ZON2005-01275)
   Tower Resource Management, Inc. (Storage Trust Properties, LP)
   6200 Grelot Road
   (North side of Grelot Road, 670’+ West of Macarthur Place Court)
   Height and Setback Variances to allow an 180’ monopole Telecommunications Tower, setback 10’ from a lease parcel line; the maximum allowable height is 45’,
and a 180’ tower must be setback at least 180’ from a lease parcel line in a B-2, Neighborhood Business District.

8.  #5318
    (Case #ZON2005-01286)
    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 a I-1, Light Industrial District.