

**AGENDA
OCTOBER 6, 2003
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. **#5200**

(Case #ZON2003-01856)

John Felix & Carolyn W. Vereen

1750 Dauphin Street

(Northwest corner of Dauphin Street and Semmes Avenue)

Side Yard Setback Variance to allow the construction of a 5' high wooden fence on a side street property line (Semmes Avenue); a 20' side street setback is required for a wall or fence higher than 3-feet on a corner lot, with the lot to the rear fronting the side street in an R-1, Single-Family Residential District.

IV. EXTENSIONS:

1. **#5165**

(Case #ZON2003-00300)

The Christian's Bible Teaching Church

1809 Duncan Street

(Southeast corner of Duncan Street and Lesesne Street)

Request for six month extension.

V. PUBLIC HEARINGS:

1. **#5202**

(Case #ZON2003-02105)

Joseph W. Bacon

1949 River Road

(North terminus of River Road, 265' ± North of North Road)

Use Variance to allow a second dwelling unit in an R-1, Single-Family Residential District; only one dwelling unit is allowed in an R-1, Single-Family Residential District.

2. **#5203**
(Case #ZON2003-02131)
Munn Enterprises Inc.
1015 East I-65 Service Road South
(East side of East I-65 Service Road South, 683' ± North of International Drive)
Sign Variances to allow three wall signs and two freestanding signs for a single-tenant site; only two wall signs and one freestanding sign are allowed for a single-tenant site.

3. **#5204**
(Case #ZON2003-02127)
Chris Bowen
110 North Julia Street
(East side of North Julia Street, 258' ± North of Old Shell Road)
Use, Access/Maneuvering, Parking Ratio and Parking Surface Variances to allow a four unit residential dwelling, a 10-foot wide driveway, five parking spaces and a grass parking surface in an R-1, Single-Family Residential District; only one dwelling unit is allowed in an R-1, Single-Family Residential District, a 24-foot driveway is required for two-way traffic, and six parking spaces paved with asphalt, concrete or an approved alternative paving surface are required.

4. **#5205**
(Case #ZON2003-02140)
Network Alabama, Inc. dba Sign Pro (Eagle Chemical Co.)
1500 Telegraph Road
(East side of Telegraph Road, ¼ mile ± North of Jarvis Road)
Sign Variance to allow a 64 square foot off-site freestanding sign; all signs must be located on-site (private property).