

**AGENDA  
NOVEMBER 6, 2006  
BOARD OF ZONING ADJUSTMENT**

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

**II. APPROVAL OF MINUTES:**

**III. PUBLIC HEARINGS:**

1. #5384  
(Case #ZON2006-01651)  
**Cathy Humber-Barfield**  
1216 Government Street  
(Northeast corner of Government Street and South Georgia Avenue).  
**Use and Off-Site Parking Variances to allow the courtyard area of an existing single-family dwelling to be used for receptions in a R-1, Single-Family Residential District, and to allow off-site parking; the Zoning Ordinance requires a minimum B-2, Neighborhood Business for receptions, and all required parking be located on site of the activity.**
  
2. #5385/3915  
(Case #ZON2006-02146)  
**Fulton Road Baptist Church**  
1800 Dauphin Island Parkway  
(West side of Dauphin Island Parkway, between Magnolia Lane and Nicholas Lane).  
**Side (Street) Yard Setback Variance to allow the construction of an 8' high wooden privacy fence along the side (Nicholas Lane) street property line; the Zoning Ordinance requires a 20' side (street) yard setback in an R-1, Single-Family Residential District.**
  
3. #5386  
(Case #ZON2006-02156)  
**Way of Life Community Church**  
1764 Riverside Drive  
(North side of Riverside Drive, 400' ± West of Club House Road).  
**Use Variance to allow a temporary disaster relief volunteer camp (kitchen, dining, sleeping and shower trailers) in a R-1, Single-Family Residential District; the Zoning Ordinance does not allow disaster relief camps or habitable trailers in R-1, Single-Family Residential Districts.**

4. **#5387/5299**  
(Case #ZON2006-02167)  
**Persons Development, LLC**  
**2805 Grant Street**  
(Southwest corner of Grant Street and Cottage Hill Road)  
**Side Yard (Street) Setback Variance to allow the construction of a single-family residence within 12' from the East (street) side property line; a minimum side yard setback of 20' is required for residential structures on a lot 60 feet wide or wider, along a side street in an R-1, Single-Family Residential District.**
  
5. **#5388/5332**  
(Case #ZON2006-02168)  
**Mark Bullis**  
West side of St. Emanuel Street, 80' ± North of Short Texas Street.  
**Parking Surface Variance to allow aggregate parking in an I-1, Light Industry District; parking surfaces must be asphalt, concrete, or an approved alternative paving surface in an I-1, Light Industry District.**
  
6. **#5389/4356**  
(Case #ZON2006-02169)  
**Wrico Signs, Inc.**  
**301 Government Street**  
(Block bounded by Government Street, Jackson Street, Church Street, and Claiborne Street).  
**Sign Variance to amend a previously approved Sign Variance to allow 507 square feet of signage for one tenant on a multi-tenant site; a maximum of 64 square feet per tenant is allowed in a historic district.**
  
7. **#5390**  
(Case #ZON2006-02183)  
**Harry & Sheila Palmer**  
**4658 Airport Boulevard**  
(North side of Airport Boulevard, 200' ± West of South University Boulevard).  
**Parking Ratio Variance to allow a total of 67 parking spaces on a multi-tenant site with a night club, office and warehouse; the Zoning Ordinance requires a minimum of 77 parking spaces for such uses in a B-2, Neighborhood Business District.**
  
8. **#5391**  
(Case #ZON2006-02216)  
**Michael Davis**  
**6605 Red Maple Drive**  
(South side of Red Maple Drive, 110' + West of Magnolia Grande Drive)  
**Site Coverage Variance to allow the construction of a single-family dwelling with 38% site coverage; a maximum site coverage of 35% is allowed on a single-family dwelling site in an R-1, Single-Family Residential District.**

