

AGENDA
JUNE 2, 2008
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

June 2007 meeting

III. HOLDOVERS

1. # 5468

(Case #ZON2008-01041)

Southern Earth Sciences, Inc

3500 Government Boulevard

(North side of Government Boulevard Service Road, 560'± West of West I-65 Service Road South).

Parking and Access/Maneuvering Surface Variances to allow aggregate parking and access/maneuvering areas in an I-1, Light Industry District; parking and access/maneuvering areas must be asphalt, concrete or an approved alternative paving surface in I-1, Light Industry Districts.

IV. PUBLIC HEARINGS:

2. #5470

(Case #ZON2008-01215)

Nazaree Full Gospel Church / Nazaree Christian School

Southwest corner of West I-65 Service Road North and First Avenue (unopened public right-of-way).

Sign Variance to allow an existing outdoor off-premise advertising sign to be relocated within 430'± of another existing outdoor advertising sign, and within 400'± of residentially zoned property; the Zoning Ordinance requires at least 1000' of separation between outdoor off-premise advertising signs, and at least 500' separation from residentially zoned property.

3. **#5471/5422**
(Case #ZON2008-01262)
Site Enhancement Services
1350 West I-65 Service Road South
(West side of West I-65 Service Road South, 500'± South of Key Street).
Sign Variance to allow 238 square feet/face on a 70' high rise freestanding sign within 1000 feet of the centerline of I-65, and three wall signs on a single tenant commercial site; the Zoning Ordinance allows 200 square feet/face on freestanding high rise signs within 1000 feet of the centerlines of I-65 and I-10 and two wall signs on a single tenant commercial site.

4. **#5472**
(Case #ZON2008-01371)
Donald William Anderson
2676 Weems Drive
(Northwest corner of North Mobile Street and Weems Drive)
Side (Street) Yard Setback Variance to allow a 6' high wooden privacy fence along the side (street) yard at a corner lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 12' side (street) yard setback for fences higher than 3' in an R-1, Single-Family Residential District.

5. **#5473**
(Case #ZON2008-01379)
Joe M. Manning
2398 Pauline Drive
(North side of Pauline Drive, at its East terminus).
Use Variance to allow an accessory structure as the primary use in an R-1, Single-Family Residential District; the Zoning Ordinance requires a single-family dwelling as the primary use in an R-1, Single-Family Residential District.

6. **#5474/3876/3826**
(Case #ZON2008-01395)
Johnita & Martyce Allen
501 Dauphin Island Parkway
(Southeast corner of Dauphin Island Parkway and Duncan Street).
Use, Landscaping/Tree Planting, Parking Ratio, and Access Maneuvering Variances to amend a previously approved Use Variance to allow a beauty shop in an R-1, Single-Family Residential District, with 6.4%± site landscaping/tree planting, 6 parking spaces for 2018 square feet of gross floor area, and nose-in/back-out parking; beauty shops require a minimum B-2, Neighborhood Business District, with 12% minimum landscaping/tree planting area, 7 parking spaces are required for 2018 square feet of gross floor area, and all access/maneuvering is required to be on site.

V. OTHER BUSINESS