

**AGENDA
OCTOBER 6, 2008
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. HOLDOVERS:

1. #5479/3588

(Case #ZON2008-01535)

Howard C. Melech

2704 Old Shell Road

(Northwest corner of Old Shell Road and North Mobile Street).

Use, Parking Surface, Parking Ratio, and Tree and Landscaping Variances to amend a previously approved Use Variance to allow the expansion of a boat repair shop with aggregate vehicle parking and boat storage areas, undesignated parking area, and no proposed tree plantings and landscaping areas in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum B-3, Community Business District with Planning Approval for boat repair, with concrete, asphalt, or an approved alternative paving surface for vehicle parking and boat storage, an appropriate number of designated parking spaces, street frontage landscaping and frontage and perimeter tree plantings in a B-2, Neighborhood Business District.

III. PUBLIC HEARINGS:

2. #5496

(Case #ZON2008-02191)

Anil Badve

365 Williams Street

Area bounded by Williams Street, Airport Boulevard, Dauphin Island Parkway, and Government Street.

Side Yard Setback Variance to allow the placement of a dumpster enclosure within 12'-2" of a side street property line in a B-3, Community Business District; the Zoning Ordinance requires a 25' side yard setback for all structures in a B-3, Community Business District.

3. **#5497**
(Case #ZON2008-02248)
Mr. & Mrs. Thomas E. Repoll, Jr.
2017 Dauphin Street
South side of Dauphin Street, 105'± East of South Fulton Street.
Side Yard and Rear Street Yard Setback Variances to allow the construction of a 12.3' x 16.2' shed within 3' of a side property line and 3.2' of a rear street property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' side yard setback and a 20' rear street yard setback for all structures in an R-1, Single-Family Residential District.

4. **#5498**
(Case #ZON2008-02274)
Jordan Investments, L.L.C.
106 South Monterey Street
West side of South Monterey Street, 65'± North of Laurel Street.
Use and Parking Ratio Variances to allow a garage apartment (an R-2, Two-Family Residential use) at a single-family dwelling with undesignated parking spaces in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow R-2, Two-Family Residential use in an R-1, Single-Family Residential District, and three designated parking spaces are required for R-2, Two-Family Residential use.

5. **#5499/5290**
(Case #ZON2008-02280)
Bobby Williams
1114 Government Street
North side of Government Street, 430'± West of South Hallett Street.
Use and Front Yard Setback Variances to allow a residential duplex to be constructed 68' from the front property line in an R-1, Single-Family Residential District within the Historic District Overlay; the Zoning Ordinance requires a minimum of R-2, Two-Family Residential District for a residential duplex, and a maximum front yard setback of 37' is required within the Historic District Overlay in an R-1, Single-Family Residential District.

6. **#5500**
(Case #ZON2008-02284)
Mr. & Mrs. Joe Brown, Jr.
3909 McGregor Court
South side of McGregor Court, 160'± West of South McGregor Avenue.
Side Yard Setback and Combined Side Yard Variances to allow the construction of a storage shed within 3.1' of a side property line with a combined side yards total of 17.1' in an R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' minimum side yard setback with a combined side yards total of 20' in an R-1, Single-Family Residential District.

IV. OTHER BUSINESS