

AGENDA
FEBRUARY 6, 2006
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. PUBLIC HEARINGS:

1. **#5342**
(Case #ZON2006-00003)
JJT, An Alabama General Partnership
1147 East I-65 Service Road South
(Northeast corner of East I-65 Service Road South and International Drive)
Fence Height Variance to allow the construction of a 6-foot high wooden privacy fence approximately 190 linear feet along International Drive (side street) property line; a maximum fence height of 3' is allowed within the required 20-foot side yard setback along a side street (International Drive).

2. **#5343**
(Case #ZON2006-00014)
Pete J. Vallas (Dr. Helen H. Rogers, Owner)
1 Country Club Road
(West side of Country Club Road at the North Terminus of Hillwood Road)
Side Yard Setback and Total Combined Side Yard Setback Variances to allow additions and renovations to an existing residential structure within three-feet of the side (North) property line, and total combined side yard of 11-feet; an eight-foot setback is required from a side property line, and a total combined side yard of 20-feet is required for residential structures on a lot 60 feet wide or wider in an R-1, Single-Family Residential District.

3. **#5344**
(Case #ZON2006-00051)
Ashland Station, L.L.C. (Mobile County School board, Owner)
100 North Florida Street
(West Side of North Florida Street, 120' ± South of Old Shell Road)
Use and Off-Site Parking Variances to allow off-site parking in an R-1, Single Family Residential district for 19 parking spaces to serve an adjacent retail center located in a B-2, Neighborhood Business; the Zoning Ordinance requires that retail parking be located in a minimum B-2, Neighborhood Business district, and that off-street parking facilities be located on the building site with the use or structures for which the parking is provided.

4. #5345

(Case #ZON2006-00072)

Advantage Sign Company, LLC (Austal USA, Owner)

100 Dunlap Drive, Building B

(West side of Dunlap Drive, 450'± West of U.S. Highway 90 at the entrance to Bankhead Tunnel)

Sign Variance to allow two wall signs (465 square feet and 1,095 square feet) in excess of 350 square feet; wall signs are limited to 30 percent of the wall up to a maximum of 350 square feet.