

**AGENDA
JUNE 1, 2015
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman, William L. Guess

II. ROLL CALL

	William L. Guess, Chairman
	Vernon Coleman, Vice-Chairman
	Sanford Davis
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	John Burroughs

III. HOLDOVERS:

1. #5963

(Case #ZON2015-00883)

Advantage Sign Company

5669 U.S. Highway 90 West

(East side of U.S. Highway 90 West, 265'± north of East Drive).

Sign Variance to allow a digital gasoline price sign within approximately 151'± of an R-1, Single-Family Residential District; the Zoning Ordinance does not allow any digital signs within 300' of any residentially zoned property.

Council District 4

2. #5967/4155/1652

(Case #ZON2015-00904)

John D. McCampbell

1564 Duval Street

(North side of Duval Street, 255'± east of Antwerp Street).

Use Variance to allow a barber shop, barber school, no perimeter tree plantings and 18' drive aisles in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow a barber shop nor barber school by right, requires 14 perimeter trees and

24' drive aisles in an R-1, Single-Family Residential District.
Council District 2

IV. PUBLIC HEARINGS:

3. #5970/5826

(Case #ZON2015-00936)

Lyn A. McDonald

2406 Prichard Avenue West

(North side of Prichard Avenue West, 150'± west of Stanton Road).

Use, Multiple Dwellings, and Surface Variances to allow 5 single-family dwellings on a single site (an R-3, Multi-Family Residential use), and gravel access, maneuvering and parking in an R-1, Single-Family Residential District; the Zoning Ordinance allows only one single-family dwelling per lot in an R-1, Single-Family Residential District, and requires asphalt, concrete, or an approved alternative paving surface for access, maneuvering and parking for R-3, Multi-Family Residential uses.

Council District 1

4. #5971/3540

(Case #ZON2015-01004)

Y'all, LLC

4219 Moffett Road

(South side of Moffett Road, 200'± East of Carre Drive East).

Surfacing, Residential Buffer and Reduced Landscaping Variances to allow gravel parking and maneuvering surfacing, residential buffering along only 186' of the western lot line and 1,938± square feet of frontage landscaping in an R-1, Single-Family Residential District (a request for rezoning to B-1, Buffer Business District has been submitted for Planning Commission consideration); the Zoning Ordinance requires asphalt, concrete, or an approved alternative paving surface for parking and maneuvering areas, residential buffering for all adjacent residentially utilized building sites and 7.2% (4,515 square feet) frontage landscaping for commercially utilized building sites in an R-1, Single-Family Residential District.

Council District 7

5. #5972

(Case #ZON2015-01144)

David W. Strain, Senior

2174 Riverside Drive

(Northside of Riverside Drive, 1,000'± north of Annwood Drive).

Side Yard Setback Variance to allow a 2,349 square-foot addition within 6'6" of a side yard property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum side yard setback of 8' in an R-1, Single Family Residential District.

Council District 3

6. **#5973/5814/5103/4012**
(Case #ZON2015-01146)
Wrico Signs Inc / Infirmary Health
831 Hillcrest Road
(East side of Hillcrest Road, 1,060'± south of Airport Boulevard).
Sign Variance to allow a second wall sign on a multi-tenant site in a B-3, Community Business District; the Zoning Ordinance allows only one wall sign and one tenant panel sign per tenant on a multi-tenant site in a B-3 Community Business District.
Council District 6

7. **#5974**
(Case #ZON2015-01147)
Wrico Signs Inc / Exxon
811 Dauphin Island Parkway
(Southeast corner of Dauphin Island Parkway and Duval Street).
Sign Variance to allow a digital gasoline price sign within 300' of residentially zoned property; the Zoning Ordinance does not allow any digital signs within 300 feet of any residentially zoned property.
Council District 3

8. **#5975**
(Case #ZON2015-01150)
Steven Mouton
5414 River Landing Drive
(Northwest corner of River Landing Drive and Henning Drive West).
Side Street Yard Setback Variance to allow a 6' high wooden privacy fence within 10' of the side street side yard property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 20' side street side yard setback in an R-1, Single-Family Residential District.
Council District 4

9. **#5976**
(Case #ZON2015-01153)
David M. Shumer (Barton & Shumer Engineering, LLC)
3611 Stein Avenue
(Southside of Stein Avenue, 170'± east of Provident Lane).
Bulk/Site and Side Yard Setback Variances to allow an addition with 45% site coverage and 3 mechanical units higher than 3' above grade within the side yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8' side yard setback for mechanical equipment 3' or more above grade and allows up to 35% site coverage in an R-1, Single-Family Residential District.
Council District 7

10. **#5977/5902/5617**
(Case #ZON2015-01154)
Stephen Overcash
166 South Royal Street
(Southwest corner South Royal and Theatre Streets).
Use and Height Variances to allow a 6 story hotel in a T5.1 Zoning Sub-District in the Downtown Development District; the Zoning Ordinance limits development to a maximum height of 3 stories in a T5.1 Zoning Sub-District and requires a minimum of a T5.2 Zoning Sub-District to allow a hotel in the Downtown Development District.
Council District 2
11. **#5978**
(Case #ZON2015-01170)
Spencer Ruggs (Don Williams, Agent)
1823 Old Shell Road
(South side of Old Shell Road, 346'± east of North Carlen Street).
Use Variance to allow 2 dwelling units on 2 adjacent lots with shared access in an R-1, Single-Family Residential District; the Zoning Ordinance allows only one single-family dwelling unit per lot in an R-1, Single-Family Residential District.
Council District 1
12. **#5979/4584**
(Case #ZON2015-01182)
Image Designs Inc
851 Government Street
(Southeast corner of Government Boulevard and Broad Street).
Sign Variance to allow a 15' wide by 8' tall Individual Storefront Sign in the Downtown Development District; the Zoning Ordinance requires Individual Storefront Signs to be a maximum 2' tall by the store length in the Downtown Development District.
Council District 2
13. **#5980/5668**
(Case #ZON2015-01192)
Donald Blocker
4512 Higgins Road
(Northside of Higgins Road, 230'± west of Shipyard Road).
Use Variance to allow a gravel laydown yard for postal trucks in an R-1, Single-Family Residential District (a request for rezoning to B-3, Community Business District has been submitted for Planning Commission consideration); the Zoning Ordinance requires a minimum of a B-3, Community Business District for a laydown yard and requires asphalt, concrete, or an approved alternative paving surface for parking and maneuvering for commercially utilized building sites.

Council District 4

V. **OTHER BUSINESS**