

**AGENDA
JULY 11, 2005
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. EXTENSION:

1. #5286

(Case #ZON2004-02549)

Max & Mandy Rogers

111 Myrtlewood Lane

(West side of Myrtlewood Lane, 170'± North of Old Shell Road)

Side Yard Setback, Total Combined Side Yard Setback and Rear Yard Setback Variances to allow additions to a residential structure five-feet from a side property line, a total combined side yard of 16.6 feet, and five-foot from the rear property line; an eight-foot setback is required from a side property line, a total combined side yard of 20-feet is required on a lot 60 feet wide or wider, and an eight-foot rear yard setback is required in an R-1, Single-Family Residential District.

IV. PUBLIC HEARINGS:

1. #5311

(Case #ZON2005-01265)

Dora F. Finley

501 Monroe Street

(Southwest corner of Monroe Street and South Lawrence Street)

Use and Substandard Access Variances to allow a bed and breakfast (four guest beds), a 9-foot wide driveway, in an R-1, Single-Family Residential District; a Bed and Breakfast requires a minimum of a B-1, Buffer Business with Planning Approval, and a 24-foot wide driveway is required for a two-way drive.

2. #5312(Case #ZON2005-01267)

Montgomery Commercial Properties, LLC

267 Bay Shore Avenue

(West side of Bay Shore Avenue, 375'± North of Spring Hill Avenue)

Use Variance to allow the expansion of equipment (bolt former) in a B-3, Community Business District; the Zoning Ordinance requires an I-1, Light Industrial District for a machine shop.

3. **#5313**
(Case #ZON2005-01266)
Richard T. Langston
1813 Spring Hill Avenue
(South side of Spring Hill Avenue, 65' ± East of North Carlen Street)
Side Yard, Rear Yard and Combined Side Yard Variances to allow the construction of a single-family dwelling with attached porte cochere within 6-feet of the (West) side property line, to allow a combined side yard total of 14-feet, and to allow the construction of a detached 28' x 28' two-story, two-car garage/storage structure within 2.5-feet of the (West) side property line and 2.5-feet within the rear property line; an 8' minimum side and rear yard setbacks and a 20' combined side yard total are required on a 60' or wider lot in a R-1 Single-Family Residential District.
4. **#5314**
(Case #ZON2005-01270)
Ron Ali (Mobile County Board of Health, Owner)
1557 Spring Hill Avenue
(Southwest corner of Spring Hill Avenue and Kilmarnock Street)
Use Variance to allow a funeral home in a B-1, Buffer Business District; the Zoning Ordinance requires a minimum of a B-3, Community Business District.
5. **#5315**
(Case #ZON2005-01273)
Bowden Architecture (Keith A. Jones, Owner)
200 Virginia Street
(Northwest corner of Virginia Street and South Conception Street)
Parking Ratio Variance to allow 32 parking spaces for a 2,762 square foot addition to an existing 8,146 square foot office building; the Zoning Ordinance requires 37 parking spaces.
6. **#5316**
(Case #ZON2005-01274)
Knollwood Assembly of God Church
1501 Knollwood Drive
(East side of Knollwood Drive, 500' ± South of Grelot Road)
Sign Variance to allow a 4' x 8' illuminated, double-sided sign to replace a 4' x 8' non-illuminated, double-sided sign in an R-1, Single-Family Residential District; the Zoning Ordinance only allows replacement of a nonconforming sign if the sign replaces an existing sign that is the same size or smaller, and of the same nature and character.

7. #5317

(Case #ZON2005-01275)

Tower Resource Management, Inc. (Storage Trust Properties, LP)

6200 Grelot Road

(North side of Grelot Road, 670'± West of Macarthur Place Court)

Height and Setback Variances to allow a 180' monopole Telecommunications Tower, setback 10' from a lease parcel line; the maximum allowable height is 45', and a 180' tower must be setback at least 180' from a lease parcel line is required in a B-2, Neighborhood Business District.

8. #5318

(Case #ZON2005-01286)

David D. Brown

1004 Dauphin Island Parkway

(West side of Dauphin Island Parkway, 220'± North of Woodlawn Drive North)

Use Variance to allow a machine and fabrication shop in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum of a I-1, Light Industrial District.

OTHER BUSINESS:

Adoption of 2005-2006 Meeting/Deadline Schedule