

**AGENDA
OCTOBER 3, 2005
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:
Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. PUBLIC HEARING:

1. #5323

(Case #ZON2005-01778)

Conlon & Deupree, LLC

351 George Street

(Southeast corner of George Street and Savannah Street)

Use, Parking Ratio and Parking Surface Variances to reopen previous variances to allow the expansion of 553 square feet to an existing 4,100square feet restaurant in a R-1, Single-Family Residential District with 29 aggregate parking spaces; the Zoning Ordinance requires a minimum of B-2, Neighborhood Business District with 47 on-site parking spaces, and that parking be asphalt, concrete or an approved alternative paving surface.

2. #5324

(Case #ZON2005-01804)

Kellie Faulk & Lisa Wrighter (M. D. Price, Owner)

5920 Grelot Road, Suite C-2

(North side of Grelot Road, 445' ± East of Sutton Court)

Use Variance to allow a beauty shop in a B-1, Buffer Business district; the Zoning Ordinance requires a minimum of B-2, Neighborhood Business District.

3. #5325

(Case #ZON2005-01817)

Thomas Thames (Georgia T. Beckham, Owner)

360 Rapier Avenue

(Northwest corner of Rapier Avenue and Texas Street)

Use, Parking Ratio, Landscaping and Tree Planting Variances to allow an existing 3,255 square foot building as a furniture, antique and collectable shop in a R-1, Single-Family Residential district with no on-site parking and no landscaping and trees; the Zoning Ordinance requires a minimum B-2, Neighborhood Business district for a furniture store, eleven on-site parking spaces, that 12% of the site be landscaped with 60% landscaping within the front of the building line, and the planting of five overstory trees and two understory trees.

4. #5326

(Case #ZON2005-01872)

Millennium Mobile, L.L.C.

11 Government Street

(Southeast corner of Government Street and South Water Street extending to the Mobile River)

Use, Height, Front Yard and Side Street Setback Variances to allow a retail and multi-family, residential, condominium development on a split-zoned (R-1, Single-Family Residential, I-1, Light Industry, and I-2, Heavy Industry) site, to allow a maximum overall height of 263 feet and to allow a building across a front property line and to within 10-feet of a side street property line; retail uses are allowed by right in B-2—B-4 Districts, multi-family developments are allowed by right in R-3, B-1 and B-4 districts, a maximum overall height of 100 feet is allowed in an I-2 district, the minimum front yard setback is 25 feet and a 20-foot side street setback is required when the lot to the rear fronts the side street.