AGENDA
NOVEMBER 3, 2003
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
   Chairman Reid Cummings

II. APPROVAL OF MINUTES:
   Meeting of October 6, 2003.

III. HOLDOVERS:

1. #5204
   (Case #ZON2003-02127)
   Chris Bowen
   110 North Julia Street
   (East side of North Julia Street, 258’ + North of Old Shell Road)
   Use, Access/Maneuvering, Parking Ratio and Parking Surface Variances to allow a
   four unit residential dwelling, a 10-foot wide driveway, five parking spaces and a
   grass parking surface in an R-1, Single-Family Residential District; only one
   dwelling unit is allowed in an R-1, Single-Family Residential District, a 24-foot
   driveway is required for two-way traffic, and six parking spaces paved with asphalt,
   concrete or an approved alternative paving surface are required.

IV. EXTENSIONS:

1. #5177
   (Case #ZON2003-00976)
   Maxine Ruffin, President (The Mobile City Federation of Women’s Clubs, Inc.)
   400 North Catherine Street
   (East side of North Catherine Street, 120’ + North of Delusser Street)
   Use Variance to allow a 40’ x 50’ (2,000 square feet) addition to an existing women’s
   club in an R-1, Single-Family Residential District; membership clubs are allowed in
   R-B, Residential-Business and B-1, Buffer Business Districts with Planning
   Approval and by right in B-2, Neighborhood Business Districts.

V. PUBLIC HEARINGS:

1. #5206/5049
   (Case #ZON2003-02328)
   Michael P. Windom
   208 Levert Avenue
   (East side of Levert Avenue, 220’ + South of Spring Hill Avenue)
Side and Combined Side Yard Variances to allow a 12.5’ X 20.9’ addition to a Single-Family Residence within 3’ from the side (South) property line with a total combined side yard of 18’; an 8’ minimum Side Yard and 20’ Combined Side Yard Total setback is required for a lot over 60’ wide.

2. #5207
   (Case #ZON2003-02346)
   Oakleigh Venture Revolving Fund
   258 Marine Street
   (West side of Marine Street, 125’ + North of Augusta Street)
   Front Yard Setback Variance to allow a new dwelling unit to be constructed 9’ from the front (East) property line in an R-1, Single-Family Residential District; a minimum front yard setback of 25’ is required in an R-1, Single-Family Residential District.

3. #5208
   (Case #ZON2003-02395)
   Larry T. McKinstry
   1417 Brown Street
   (South side of Brown Street, 50’ + East of Lafayette Street)
   Rear Yard Setback Variance to allow the addition of a 24’ x 24’ double-car garage 5’ from the rear (South) property line; a minimum rear yard setback of 8’ is required in an R-1, Single-Family Residential District.

4. #5209
   (Case #ZON2003-02398)
   David M. & Marcia S. Smithweck
   6135 Timberly Road North
   (South side of Timberly Road North, 50’ + East of the terminus of Burntwood Drive)
   Side Yard Setback Variance to allow the construction of a 10’ x 10’ storage shed within 5’ from the side (West) property line; a minimum side yard setback of 8’ is required for a 60’ wide lot in an R-1, Single-Family Residential District.

5. #5210
   (Case #ZON2003-02407)
   Manning, Inc.
   2260 Saint Stephens Road
   (East side of Saint Stephens Road, 260’ + South of the terminus of Clinton Avenue)
   Front Yard Setback Variance to allow a 1,072 square feet addition to an existing grocery store 11’4” from the front (West) property line in a B-3, Community Business District; a minimum front yard setback of 25’ is required in B-3, Community Business Districts.

6. #5211
   (Case #ZON2003-02414)
   Bobby J. & Roma K. Lopez
Front Yard Setback Variance to allow a new dwelling unit to be constructed 10’ from the front (North) property line in an R-1, Single-Family Residential District; a minimum front yard setback of 25’ is required in an R-1, Single-Family Residential District.

7. #5212
   (Case #ZON2003-02416)
   William G. Anderson
   1107 Dauphin Street
   (South side of Dauphin Street, 150’+ West of South Hallett Street)
   Parking Ratio, Parking Surface and Access/Maneuvering Variances to allow the conversion of an existing residential (3129 square foot) dwelling to a professional office, to allow 5 on-site parking spaces, an aggregate surface parking lot, and a substandard (7.5’) width driveway; the Zoning Ordinance requires 11 on-site parking spaces, parking to be asphalt, concrete or an approved alternative paving surface, and a 12’ wide drive is required for a one-way drive in a B-2, Neighborhood Business District.

8. #5213
   (Case #ZON2003-02417)
   Oakleigh Venture Revolving Fund
   260 Marine Street
   (West side of Marine Street, 90’+ North of Augusta Street)
   Parking Ratio, Parking Surface and Access/Maneuvering Variances to allow the conversion of an existing residential (3129 square foot) dwelling to a professional office, to allow 5 on-site parking spaces, an aggregate surface parking lot, and a substandard (7.5’) width driveway; the Zoning Ordinance requires 11 on-site parking spaces, parking to be asphalt, concrete or an approved alternative paving surface, and a 12’ wide drive is required for a one-way drive in a B-2, Neighborhood Business District.

9. #5214
   (Case #ZON2003-02418)
   Oakleigh Venture Revolving Fund
   259 Marine Street
   (East side of Marine Street, 120’+ North of Augusta Street)
   Front Yard Setback Variance to allow a new dwelling unit to be constructed 17’ from the front (West) property line in an R-1, Single-Family Residential District; a minimum front yard setback of 25’ is required in an R-1, Single-Family Residential District.