

**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

(South side of Anna Drive, 300'± West of Shana Drive)
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.