

**AGENDA
JANUARY 6, 2003
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman John Peebles

II. APPROVAL OF MINUTES:

December 2, 2002

III. HOLDOVERS:

1. **#5146**
(Case #ZON2002-02479)
Mrs. Carzetta Scott
213 Furr Street

(West side of Furr Street, 208' ± South of Old Carline Street)

Use, Off-Site Parking and Parking Surface Variances to allow a lounge, with 34 off-site parking spaces and an aggregate parking and maneuvering surface in an R-1, Single-Family Residential District; a lounge is allowed by right in a B-2, Neighborhood Business District, the Zoning Ordinance requires all parking to be located on-site; asphalt, concrete or an approved alternative paving surface is required for all parking and maneuvering areas.

IV. PUBLIC HEARINGS:

1. **#5149**
(Case #ZON2002-02485)
First Church of the Nazarene (Reverend H. Lamar Smith)
669 Azalea Road

(North side of Azalea Road, 570' ± East of Village Green Drive)

Sign Variance to allow a second freestanding sign; a maximum of one freestanding sign is allowed on a single-tenant site.

2. **#5150**
(Case #ZON2002-02604)
John E. and Mary Y. Witherington, Jr.
4511 Kingswood Drive
(South side of Kingswood Drive, 280' ± West of Queens Way)
Side Yard and Combined Side Yard Variances to allow the construction of a 21' x 28' carport to an existing structure within 7.9' of the (West) side property line and to allow a combined side yard total of 17.8'; a 8' minimum side yard setback and a 20' combined side yard total are required on a 60' or wider lot.

3. **#5151**
(Case #ZON2002-02605)
Mark D. Fillers (Grady Ray Palmer, Jr., Owner)
1916 Old Government Street
(North side of Old Government Street, 500' ± East of Williams Street)
Side Yard, Combined Side Yard and Site Coverage Variances to allow the construction of a 35.3' x 19' (868 Square foot) addition within 5' of the (East) side property line, to allow a combined side yard total of 17' and to allow 37.5% site coverage; a minimum side yard setback of 7.7', 18' combined side yard total and a maximum site coverage of 35% is required for a 54' wide lot in an R-1, Single-Family Residential District.

4. **#5152**
(Case #ZON2002-02614)
Mobile Area Water and Sewer Board
(East side of North Catherine Street, 130' ± North of Center Street)
Use and Off-Site Parking Variances to allow 57 off-site (paved) parking spaces in an R-1, Single-Family Residential District for an adjacent (across the street) utility company; a minimum of B-1, Buffer Business District is required and all parking to be on site.

5. **#5153**
(Case #ZON2002-02615)
Verna Bennett
8 Houston Street
(West side of Houston Street, 165' ± South of Dauphin Street)
Use Variance to allow a second dwelling unit on one lot; only one dwelling unit per lot is allowed in an R-1, Single-Family Residential District.

- 6. #5154**
(Case #ZON2002-02617)
Jeffery Cosgrove
261 Rapier Avenue
(Northeast corner of Selma Street and Rapier Avenue)
Fence Height Variance to allow the construction of a 7' high wooden privacy fence 3' from a side street property line; a 19.3' side yard setback is required from a side street property line for a fence higher than 3', on a 58' wide lot, in an R-1, Single-Family Residential District.
- 7. #5155**
(Case #ZON2002-02618)
Sheree Dees
2200 Old Government Street
(Northwest corner of Old Government Street and Crenshaw Street)
Use, Front Yard, Side Yard and Combined Side Yard Variances to allow the construction of a 38' x 43' second dwelling unit within 15' of the (South) front property line, within 6' of the (East) side street property line and to allow a combined side yard total of 16'; a 25' front yard setback, a 16.3' minimum side street yard setback and a 24' combined side yard total are required on a 54' wide lot; only one dwelling unit per lot is allowed in an R-1, Single-Family Residential District.
- 8. #5156**
(Case #ZON2002-02631)
Judith D. Wells (Dianne D. Sanford, Owner)
3413 Broadway Drive
(South side of Broadway Drive, 115' ± East of Wacker Lane)
Administrative Appeal to determine the decision of the Land Use staff concerning a "non-conforming" structure.