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.**