AGENDA
SEPTEMBER 11, 2006
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. #5368
   (Case #ZON2006-01328)
   T-Mobile (Messina & Harris, Inc., Owner)
   South side of Government Street, 95’± East of Park Terrace
   Height, Setback, and Buffer Separation Variances to allow the construction of a 70’
   Monopole Telecommunications Tower, setback 6.89’ from a lease parcel line, and
   6.89’ from residentially zoned property; the maximum allowable height is 45’, a 70’
   tower must be setback at least 70’ from a lease parcel line, and a minimum
   separation of 200’ (150% of the height of the tower or 200’, whichever is greater) is
   required from residentially zoned property in a B-1, Buffer Business District.

2. #5369
   (Case #ZON2006-01329)
   T-Mobile
   2801 Knollwood Drive
   (East side of Knollwood Drive, 575’± North of Brierfield Lane)
   Use, Height, Setback, Buffer Separation, and Access/Maneuvering Surface
   Variances to allow the construction of a 150’ Monopole Telecommunications Tower,
   setback 25’ from a lease parcel line, setback 25’ from residentially zoned property,
   with a gravel drive and parking; telecommunications towers are allowed only in
   commercial districts with Planning Approval or industrial districts by right, the
   maximum allowable height is 35’, a 150’ tower must be setback 150’ from a lease
   parcel line, a minimum separation of 225’ (150% of the height of the tower) is
   required from residentially zoned property, and access/maneuvering areas for
   towers must be asphalt, concrete, or an approved alternative paving surface, in an
   R-1, Single-Family Residential District.
IV. PUBLIC HEARINGS:

1. #5370/5225
   (Case #ZON2006-01471)
   Bugmaster Exterminators
   619 Azalea Road
   (North side of Azalea Road, 1,060’+ West of Village Green Drive)
   Use Variance to amend a previously approved Use Variance to allow the expansion of a Pest Control Service in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum of B-3, Community Business District for a Pest Control Service.

2. #5371
   (Case #ZON2006-01666)
   Complete Signs
   (North side of Airport Boulevard, 680’+ East of East I-65 Service Road South)
   Sign Variance to allow a third wall sign (87 square feet) for a business on a single tenant site; the Zoning Ordinance allows a maximum of two wall signs on a single tenant site.

3. #5372
   (Case #ZON2006-01633)
   Barbara G. Giddens
   200 South Dearborn Street
   (Southwest corner of South Dearborn Street and Monroe Street)
   Side Yard Setback Variance to allow the construction of a 6’ tall wooden privacy fence along the Monroe Street (side street) property line; a minimum 3-foot side yard setback along a side street (Monroe Street) in an R-1, Single-Family Residential District is required within the Historic Overlay District.

4. #5373
   (Case #ZON2006-01579)
   Greater Macedonia Baptist Church
   1350 Chinquapin Street
   (South side of Chinquapin Street, extending to the North side of Chisam Street, 80’+ West of Peach Street)
   Use Variance to allow 21 off-site parking spaces for the expansion of a church parking lot; the Zoning Ordinance requires all parking to be on-site for a church in an R-1, Single-Family Residential District.
5. #5374
   (Case #ZON2006-01639)
   Derek L. Kent
   4101 Point Road
   (Southeast corner of Point Road and Cypress Shores Drive)
   Side Yard Setback Variance to allow the construction of an 8’-high wooden privacy
   fence along the Cypress Shores Drive (side street) property line; a 20’ side yard
   setback is required along a side street (Cypress Shores Drive) in an R-1, Single-
   Family Residential District.

6. #5375/4874/1196
   (Case #ZON2006-01630)
   Richard K. Miles, Sr.
   1504 Lois Drive
   (North side of Lois Drive, 85’+ West of Lartigue Drive East)
   Use and Front Setback Variances to allow a 16’ x 80’ mobile home, setback 14’
   from the front property line; mobile homes are only allowed in R-1, R-2, R-3, and
   B-1 districts with Planning Approval, and a 25-foot front setback is required in all
   zoning districts.

7. #5376
   (Case #ZON2006-01642)
   The Museum of Mobile
   111 South Royal Street
   (Northeast corner of South Royal Street and Church Street)
   Sign Variance to allow six projecting, bracket-mounted, double-faced banner signs
   with a total of 390 square feet; a maximum of 64 square feet of signage is allowed
   per business in historic districts.

8. #5377/3885
   (Case #ZON2006-01632)
   Lee D. Peacock
   6015 Cottage Hill Road
   (South side of Cottage Hill Road, 195’+ East of Spring Creek Circle)
   Use and Access/Maneuvering Variances to allow professional offices in an R-1, Single-Family Residential District, a substandard (9-foot) wise access drive, and a 10-foot wide maneuvering area; professional offices are allowed within a minimum of a B-1, Buffer Business District, a 12’wide drive for a one-way drive, and 24-foot maneuvering area are required.
9.  #5378
(Case #ZON2006-01638)
Wade Wright
2524 Daniels Road South
(West side of Daniels Road South, 700’+ South of Merry Lane)
Side Yard Setback and Combined Side Yards Variances to allow the construction of
a 24.6’ x 11.5’ bedroom/bath addition to a single-family dwelling to within 3.4’ of a
side (North) property line with a combined side yards total of 10.4’; a 10.4’ side
yard setback and a combined side yards total of 20’ is required in an R-1, Single-
Family Residential District.