

AGENDA
September 13, 2004
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

#5252

(Case #ZON2004-01341)

Austal USA

(South side of Dunlap Drive, between Dunlap Drive & Highway 90, adjacent to the North side of Bankhead Tunnel)

Parking and Use Variances to allow 94 parking spaces in a R-1, Single-Family Residential District; the Zoning Ordinance requires all parking to be located on site and parking lots are prohibited in R-1, Single-Family Residential Districts.

#5257

(Case #ZON2004-01588)

City Of Mobile Urban Development Department

North side of Old Shell Road, 550' + East of Pine Street

(adjacent to the South of LifeTouch Portraits—957 Springhill Avenue)

Administrative Review to determine if the staff erred in granting legal, nonconforming status to an unpaved, commercial driveway in a R-1, Single-Family Residential District.

IV. EXTENSION:

#5160

(Case # ZON2003-00050)

Krewe of Marry Mates, Inc.

810 Kentucky Street

(Area bounded on the West by South Washington Avenue, on the South by Kentucky Street, on the East by South Scott Street, and the North by Tennessee Street [unopen] and Illinois Central Gulf Railroad right-of-way)

Use Variance to allow the construction of three 200' x 90' float barns in a B-3, Community Business District and a R-2, Two-Family Residential District; float barns are allowed with Planning Approval in a B-4, General Business District and allowed by right in an I-1, Light Industrial District.

V. PUBLIC HEARINGS:

1. #5258
(Case #ZON2004-01620)
Springhill Properties, L.L.C. (Mike Ward, Agent)
957 Springhill Avenue
(North side of Old Shell Road, 550' ± East of Pine Street)
Use Variance to allow off-site parking in a R-1, Single-Family Residential District; commercial parking lots are allowed by right in a B-1, Buffer-Business District.

2. #5259
(Case #ZON2004-01701)
Oakleigh Venture Revolving Fund (Douglas Kearley, Agent)
351 Charles Street
(Southeast corner of Charles and Savannah Street)
Fence Height Variance to allow the construction of a 6' wooden privacy fence along a side street property line in a R-1, Single-Family Residential District; a 20' side yard setback is required for a fence higher than 3', or a minimum side street setback of 20' is required for a 6' privacy fence, on a corner lot in a R-1, Single-Family Residential District.

3. #5260
(Case #ZON2004-01702)
Professional Associates, L.L.C.
801 University Boulevard
(Northeast corner of University Boulevard and Georgian Avenue)
Sign Variance to allow a 10' x 6' free standing within the right-of-way; all signs must be located on-site (private property).

4. #5261
(Case #ZON2004-01733)
Mary Jo Zoghby
1800 Dauphin Street
(Northwest corner of Dauphin and Kenneth Street)
Use and Parking Ratio Variances to allow a law office with three on-site parking spaces in a R-1, Single-Family Residential District; a law office requires a minimum of B-1, Buffer Business District, a 2,000 sq. ft. law office with a single-family residence and garage apartment requires a minimum of ten on-site parking spaces.

5. #5262
(Case #ZON2004-01734)
Racetrac Petroleum, Inc.
(Southwest corner of Government Boulevard and McVay Drive North)
Sign Variance to allow four wall signs and one free-standing sign; a maximum of two wall signs and one free-standing sign is allowed on a single tenant site.

6. **#5263**
(Case #ZON2004-01740)
Glenda and Briand Saba (Douglas Kearley, Agent)
6 Elizabeth Place
(West side of Elizabeth Place, 175' ± South of Dauphin Street)
Side Yard and Total Combined Side Yard Setback Variances to allow the construction of 11' x 20' addition and carport to a residential structure within 2' of a side property line and to allow a combined side yard total of 8.6' in a R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' minimum side yard and a total combined side yard of 20' in a R-1, Single-Family Residential District.

7. **#5264**
(Case #ZON2004-01741)
S. Reeves Dill (Terry C. Plauche, Agent)
6112 Macarthur Place Court South
(Northeast corner of MacArthur Place Court South and MacArthur Place Court)
Fence Height Variance to allow the construction of an 8' wooden privacy fence along a side street property line in a R-1, Single-Family Residential District; a 20' side yard setback is required for a fence higher than 3', or a minimum side street setback of 20' is required for a 6' privacy fence, on a corner lot in a R-1, Single-Family Residential District.

8. **#5265**
(Case #ZON2004-01746)
Herbert Hollings
280 Magnolia Drive
(South side of Magnolia Drive, 470 ± East of St. Stephens Road)
Use and Access/Maneuvering Variances to allow three apartments and a substandard (9.3') width driveway in a R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of R-3, Multi-Family Residential for apartments and a 24' wide drive is required for two-way access in a R-1, Single-Family Residential District.

9. **#5266**
(Case #ZON2004-01748)
Mary Campbell
1936 Summer Place Drive West
(East side of Summer Place Drive West, 575 ± South of Summer Place Drive North)
Side Yard and Total Combined Side Yard Setback Variances to allow a carport within 3.5' of a side property line and to allow a combined side yard total of 15.6' in a R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' minimum side yard and a total combined side yard of 20' in a R-1, Single-Family Residential District.