

**AGENDA
SEPTEMBER 10, 2012
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER

Chairman William Guess

II. ROLL CALL

	William Guess, Chairman
	Vernon Coleman., Vice-Chairman
	Sanford Davis
	Adam Metcalfe
	Jeremy B. Milling
	Russell Reilly
	J. Tyler Turner

III. APPROVAL OF MINUTES

IV. HOLDOVERS

1. #5762

(Case #ZON2012-01527)

The Creel Company

3804 Norwood Lane

(North side of Norwood Lane, 70'± West of Stimpson Lane [not open] extending to the South side of Isabella Lane [not open] 100'± West of Stimpson Lane [not open])

Surfacing, Tree Planting and Screening Variances to allow a contractor's storage yard in an I-1, Light-Industry District, (rezoning pending) with a partially open vegetative buffer, aggregate parking surface and no tree planting; the Zoning Ordinance requires the storage area to be completely enclosed with an 8' high wall or privacy fence, the equipment parking area to be paved in asphalt, concrete, or an approved alternative paving surface, and full compliance with tree plantings.

Council District 1

V. **PUBLIC HEARINGS**

2. **#5776/5038**

(Case #ZON2012-02036)

Wrico Signs, Inc.

6353 Cottage Hill Road

(South side of Cottage Hill Road, 350' ± East of Hillcrest Road)

Sign Variance to allow two wall signs for a tenant at a multi-tenant site in a B-2, Neighborhood Business District; the Zoning Ordinance allows one wall sign per tenant at a multi-tenant site in a B-2, Neighborhood Business District.

Council District 6

3. **#5777**

(Case #ZON2012-02037)

Wrico Signs, Inc.

5530 Three Notch Road

(Northwest corner of Three Notch Road and U.S. Highway 90 West)

Sign Variance to allow the replacement of a nonconforming freestanding sign with another nonconforming freestanding sign in a B-3, Community Business District; the Zoning Ordinance does not allow a nonconforming sign to be replaced with another nonconforming sign in a B-3, Community Business District. .

Council District 4

4. **#5778/5585**

(Case #ZON2012-02046)

Pat Wright (Wright Transportation)

2333 Dauphin Island Parkway

(East side of Dauphin Island Parkway, 220' ± North of Rosedale Road)

Surface, Access, and Shared Access Variances to allow shared access between two building sites by use of a sub-standard accessway with aggregate surfacing in a B-3, Community Business District and R-1, Single-Family Residential District; the Zoning Ordinance requires 24' wide access for two-way traffic and surfaces must be paved with asphalt, concrete, or an approved alternative paving surface with all access on-site in an B-3, Community Business District and R-1, Single-Family Residential District.

Council District 3

5. **#5779**

(Case #ZON2012-02047)

Brooks Towing

3940 Moffett Road

(North side of Moffett Road, 80' ± East of Oaklane Drive)

Surfacing Variance to allow inventory of an automotive towing service on an unpaved surface in a B-3, Community Business District; the Zoning Ordinance requires all inventory for automotive towing services to be paved with either concrete, asphaltic concrete, or asphalt, in an B-3, Community Business District.

Council District 1

6. **#5780**
(Case #ZON2012-02048)
A.J. & Elizabeth Dupree
613 Chelsea Drive East
(West side of Chelsea Drive East, 285' ± North of Chelsea Drive South)
Rear and Side Yard Setback Variances to allow a carport within 6' of the rear property line and 6' of the side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' rear yard setback and an 8' side yard setback for structures in an R-1, Single-Family Residential District.
Council District 7

7. **#5781**
(Case #ZON2012-02049)
The Broadway Group
901 South Broad Street
(Southeast corner of South Broad Street extending to South Washington Avenue)
Front Yard and Side Yard Setback Variances to allow a dumpster with a 6' high wooden privacy fence enclosure to be located 15' from the front property line and HVAC units within 3.5' of a side property line in a B-3, Community Business District; the Zoning Ordinance requires a 25' front yard setback and a 5' or 0' side yard setback in a B-3, Community Business District.
Council District 3

8. **#5782**
(Case #ZON2012-02050)
Turner Insurance & Bonding
(South side of Professional Parkway, 400' ± East of Downtowner Boulevard)
Access Variance to allow a 20' wide entrance drive in a B-1, Buffer Business District; the Zoning Ordinance requires a minimum 24' wide entrance drive in a B-1, Buffer Business District.
Council District 5

9. **#5783/4683**
(Case #ZON2012-02052)
Victor Sign Company (Justin Thompson, Agent)
3100 Cottage Hill Road
(North side of Cottage Hill Road, 500' West of Bel Air Boulevard)
Sign Variance to amend a previous variance to allow two wall signs for a single tenant and nine freestanding signs at a multi-tenant site in a B-1, Buffer Business District; the Zoning Ordinance allows one wall sign per tenant at a multi-tenant site in a B-1, Buffer Business District .
Council District 5

10. #5784

(Case #ZON2012-02068)

Walter Hollinger, Sr.

2000 Barretts Lane

(Northwest corner of Barretts Lane and Donald Street)

Use, Front Yard Setback, Side Street Side Yard Setback, Rear Yard Setback, Site Coverage, Tree Planting, Landscaping, Residential Buffer, Parking, and Maneuvering Variances to allow a convenience store with a 23.2' front yard setback, 3' side street side yard setback on a 37' wide lot, 5' rear yard setback, 50.6% site coverage, no tree plantings, reduced landscaped area, no residential buffer, no parking, and reduced maneuvering area in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District for a convenience store, a 25' front yard setback, 7' side street side yard setback on a 37' wide lot, 8' rear yard setback, 35% maximum site coverage, full compliance with tree and landscaping ordinances, provision of a 10' residential buffer with either a 6' high privacy fence or 10' wide screen planting strip, all required parking to be provided on site, and adequate maneuvering area for parking areas.

Council District 1

VI. OTHER BUSINESS