AGENDA
February 2, 2004
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
Chairman Reid Cummings

II. APPROVAL OF MINUTES:
January 12, 2004

III. EXTENSIONS:

1. #5190
   (Case #ZON2003-01387)
   Aimwell Missionary Baptist Church
   500 Earle Street
   (Northwest corner of North Lawrence Street and Earle Street)
   Side Yard (street) Setback and Parking Ratio Variances to allow a 5,730 square foot
two-story addition to an existing church facility within ten-feet (10’) of the front
property line and providing seventy-three (73) on-site parking spaces; a minimum
side yard setback of 20’ is required, along a side street in R-3, Multi-Family
Residential Districts and eighty-seven (87) on-site parking spaces are required for a
church with seating capacity of three hundred forty-seven (347).

IV. PUBLIC HEARINGS:

1. #5223
   (Case #ZON2003-02949)
   Delrick Pettway
   2166 Wagner Street
   (Northeast corner of Wagner Street and Summerville Street)
   Use and Substandard Maneuvering Variances to allow a convenience store with a
20’ maneuvering area in an R-1, Single-Family Residential District; the Zoning
Ordinance requires a minimum of a B-2, Neighborhood Business District and a 24’
wide area for maneuvering.

2. #5224
   (Case #ZON2003-02977)
   Oakleigh Venture Revolving Fund
   965 Savannah Street
   (Southeast corner of Savannah Street and Charles Street)
   Side Yard and Site Coverage Variances to allow an addition within five feet of the
side street property line and to allow 37% site coverage in an R-1, Single-Family
Residential District; the Zoning Ordinance requires a 12’ 10” minimum side yard
setback on a 50’ wide lot and 35% maximum site coverage in an R-1, Single-Family
Residential District.
3. #5225  
   (Case #ZON2004-00017)  
   Bugmaster Exterminators  
   619 Azalea Road  
   (North side of Azalea Road, 1,052’+ West of Village Green Drive)  
   Use Variance to allow a pest control service in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum of a B-3, Community Business District.

4. #5226/810  
   (Case #ZON2004-00019)  
   Timothy C. Wells  
   1751 Dauphin Street  
   (Southwest corner of Dauphin Street and Hannon Avenue)  
   Use Variance to amend a previous variance to allow an employment service in an R-1, Single-Family Residential District; an employee service requires a minimum of B-1, Buffer Business District.

5. #5227  
   (Case #ZON2004-00021)  
   Hotel Company of Mobile, LLC. (Don Williams, Agent)  
   (Southeast corner of Western America Circle and Western America Drive)  
   Height Variance to allow a 62’ tall hotel in a B-3, Community Business District; a maximum height of 45’ is allowed in a B-3, Community Business District.

6. #5228  
   (Case #ZON2004-00028)  
   Enoch Aguilera (Don Williams, Agent)  
   1118 Government Street  
   (North side of Government Street, 476’+ West of South Hallet Street)  
   Use and Substandard Access Variances to allow a bed and breakfast and a 12’ wide driveway in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of a B-1, Buffer Business with Planning Approval and a 24’ wide driveway.

7. #5229  
   (Case #ZON2004-00092)  
   Rebecca O. Ellis  
   279 Larkspur Street  
   (East side of Larkspur Street, 343’+ North of Weatherford Avenue)  
   Use Variance to allow a second dwelling (with a kitchen) in a R-1, Single-Family Residential District; the Zoning Ordinance allows only one dwelling (with one kitchen) in a R-1, Single-Family District.

V. OTHER BUSINESS:

1. Discussion regarding meeting format.
2. Election of officers