

**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