

**AGENDA
JUNE 7, 2010
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. HOLDOVERS:

1. **#5612/3972**
(Case #ZON2010-00953)
Joseph Payne
2655 Airport Boulevard
(Southeast corner of Grant Street and Airport Boulevard).
Use and Parking Ratio Variances to allow a 2,864 square-foot professional office building in an R-1, Single-Family Residential District with 8 parking spaces; the Zoning Ordinance requires a minimum B-1, Buffer Business District for professional offices, and 10 parking spaces for a 2,864 square-foot office building.

2. **#5614**
(Case #ZON2010-00961)
John Lunstrum
3808 Dauphin Island Parkway
West side of Dauphin Island Parkway, 600'± South of Boykin Boulevard.
Use, Access/Maneuvering, and Parking Surface Variances to allow a tattoo parlor in a B-2, Neighborhood Business District, with less than 24' of access/maneuvering area, and gravel parking surface; the Zoning Ordinance requires a minimum B-3, Community Business District for a tattoo parlor, with 24' of access/maneuvering area and parking surface of asphalt, concrete, or an approved alternative paving surface.

3. **#5615**
(Case #ZON2010-00964)
O'Charley's Restaurant (Trisha Wise, Agent)
Southeast corner of Schillinger Road South and Old Government Street Road.
Sign Variance to allow a 68'-6" high freestanding sign at a single-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance allows a maximum height of 35' for a freestanding sign for a single-tenant commercial site in a B-3, Community Business District.

III. EXTENTIONS:

4. #5572

(Case #ZON2009-02583)

Jeff Quinnelly

East side of North McGregor Avenue, 170'± South of Springhill Avenue.

Vehicular Access Variance to allow the construction of a 16' wide drive in a Traditional Center District; the Zoning Ordinance requires a minimum access width of 24' for developments invoking the Traditional Center District overlay.

IV. PUBLIC HEARINGS:

5. #5619

(Case #ZON2010-01189)

Florida Certified Sign Erectors

41 West I-65 Service Road North

(Southwest corner of West I-65 Service Road North and College Lane South).

Sign Variance to allow a total of four wall signs for a single tenant in a multi-tenant commercial site in a B-2, Buffer Business District; the Zoning Ordinance allows one wall sign per tenant in a multi-tenant commercial site in a B-2, Buffer Business District.

6. #5620

(Case #ZON2010-01240)

Signal Ship Repair, LLC

601 South Royal Street

(Northeast corner of South Royal Street and Elmira Street).

Tree planting and Landscape variance to allow no tree plantings or landscaping; the Zoning Ordinance requires 11,786 square foot total site landscaping (with 7,022 square foot of that being in the front yard), and 26 overstory frontage trees for a 98,218 square foot lot with 816.82 linear feet of right-of way frontage in an I-2, Heavy Industry District.

7. **#5621**
(Case #ZON2010-01250)

MYMS, Inc.

2908 Springhill Avenue

(Northeast corner of Springhill Avenue and Union Avenue).

Maneuvering Variance to allow the construction of a one way access way composed of two 18-inch wide asphalt strips with a 4-foot wide grass strip in between them with a total access way of 7 feet; the Zoning Ordinance requires a continuous width of 12- feet of asphalt, concrete or an approved alternative parking surface for a one-way access way in a B-3, Community Business District.

V. OTHER BUSINESS