

OCTOBER 5, 2009
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman Reid Cummings

II. HOLDOVERS:

1. #5553

(Case #ZON2009-01757)

Lane-Walding, LLC

2716 Dauphin Island Parkway

West side of Dauphin Island Parkway, 110'± North of Mackie Avenue

Use, Parking Ratio, Access and Maneuvering, Buffer, Landscaping, and Front and Side Yard Setbacks Variances to allow a Recreational Vehicle Park with legal non-conforming mobile homes to be phased out, with no designated parking, substandard accessways and maneuvering areas, no protection buffers for surrounding residential areas, and mobile homes and recreational vehicles within the front and side yard setbacks in an R-1, Single-Family Residential District; The Zoning Ordinance requires Planning Approval in a B-3, Community Business District, to allow a recreational vehicle park, at least one parking space per trailer or mobile home space, at least 24-foot wide access drives for access and maneuverability, protection buffers, landscaping area and tree plantings, and for structures to be located outside of any required yard.

III. EXTENSIONS:

2. #5526/5484/5160

(Case #ZON2009-00382)

Krewe of Marry Mates (Paul Tidwell, Agent)

East side of South Washington Avenue, extending from Tennessee Street (unopened public right-of-way) and the Illinois Central Gulf Railroad right-of-way, to Kentucky Street.

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

IV. PUBLIC HEARINGS:

3. #5565
(Case #ZON2009-02125)
Douglas B. Kearley
203 Woodlands Avenue
Northwest corner of Woodlands Avenue and Ashland Place Avenue.
Side Yard Setback Variance to allow construction of an addition to a single family dwelling 15' from the side street property line in a R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of 20' side street yard setback in a R-1, single-family residential district.

4. #5566
(Case #ZON2009-02197)
Lee Wallace
252 Dilston Lane
East side of Dilston Lane, 90'± South of Oakwood Lane
Side Yard Set back and Combined Side Yard Setback Variances to allow construction of an addition to a single-family dwelling 1.0' from the side property line, with combined side yards of 7.3' in a R-1, Single-Family Residential District; the Zoning Ordinance requires a 8' minimum side yard setback with a combined side yard total of 20' in an R-1, Single-Family Residential District.

5. #5567
(Case #ZON2009-02204)
Gulf Coast Building Ventures
Southwest corner of Dauphin Street and South Water Street
Sign Variance to allow an off-premise double-sided freestanding sign on a separate building site adjacent to the business being advertised; the Zoning Ordinance requires all signs to be on the same building site to be considered an on-premise sign.

6. #5568
(Case #ZON2009-02249)
Roger M. & Janice Setzler
216 Kingswood Court
South side of Kingswood Court extending to the East side of South University Boulevard.
Side Yard, Combined Side Yard and Rear Yard Setback Variances to allow the construction of a detached two car garage 1.75' from the side property line and 0.7' from the rear property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of 8' from side and rear property lines and a combined total of the side yards to be 20' in a R-1, Single-Family Residential District.

7. #5569

(Case #ZON2009-02261)

Gulf Coast Truck & Equipment Co., Inc.

2223 Halls Mill Road

East side of Halls Mill Road, 325'± South of Pleasant Valley Road

Parking Surface and Front Landscape Variances to allow an aggregate parking surface for truck sales and service center and to reduce the percentage of frontage landscape in a B-3, Community Business District; the Zoning Ordinance requires all parking surfaces to be paved with asphalt, concrete, or an approved alternative paving surface, and requires at least 12% of the entire site to be landscaped with 60% of that being frontage landscape in a B-3, Community Business District.

8. #5570

(Case #ZON2009-02332)

Douglas Kearley

262 South Broad Street

(Northwest corner of South Broad Street and Augusta Street).

Rear Yard Setback Variance for an accessory structure within 3' of the rear property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' rear yard setback in an R-1, Single-Family Residential District.

V. **OTHER BUSINESS**