

**AGENDA
MAY 3, 2010
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

June 2009

III. HOLDOVERS:

1. #5600

(Case #ZON2010-00284)

SRK Holdings, LLC

1431 East I-65 Service Road South

East side of East I-65 Service Road South, 325' ± South of Pleasant Valley Circle

Sign Variance to allow a total of two freestanding signs for a single-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance allows one freestanding sign for a single-tenant commercial site in a B-3, Community Business District.

IV. PUBLIC HEARINGS:

2. #5610

(Case ZON2010-00619)

Advantage Sign Company

6650 Cottage Hill Road

South side of Cottage Hill Road, 360' ± East of Pesnell Court.

Sign Variance to allow a double-faced freestanding monument entrance sign containing 69 square feet per face at an apartment complex in an R-3, Multi-Family Residential District; the Zoning Ordinance allows a maximum of 25 square feet per face for a freestanding monument entrance sign at an apartment complex in an R-3, Multi-Family Residential District.

3. **#5611/5475**
(Case #ZON2010-00746)
Amity Missionary Baptist Church
2451 St. Stephens Road
South side of St. Stephens Road, extending from Strange Avenue to Como Street, and Southwest corner of St. Stephens Road and Como Street.
Off-Site Parking and Parking Ratio Variances to allow 27 of the proposed 63 parking spaces for a 255-seat church to be off-site; the Zoning Ordinance requires 64 on-site parking spaces for a 255-seat church.

4. **#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.

5. **#5613**
(Case #ZON2010-00956)
Board of Water and Sewer Commissioners of the City of Mobile
East side of Shelton Beach Road Extension, 2/10 mile± North of Moffett Road.
Use, Buffer and Parking Surface Variances to allow a contractor's storage yard in a B-3, Community Business District (rezoning pending), with a partially open buffer fence and gravel equipment parking surface; the Zoning Ordinance requires I-1, Light Industry District, for a contractor's storage yard, with the storage area to be completely enclosed with an 8' high wall or fence, and the equipment parking area to be paved in asphalt, concrete, or an approved alternative paving surface.

6. **#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.

7. #5615
(Case #ZON2010-00964)
O'Charley's Restaurant (Trisha Wise, Agent)
725 Schillinger Road South
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.

8. #5616
(Case #ZON2010-00977)
Apostolic Overcoming Holy Church of God
2257 St. Stephens Road
West side of St. Stephens Road, extending from Vetter Street to Allison Street, and Northeast corner of St. Stephens Road and Dickens Avenue.
Parking Surface and Off-Site Parking Variances to allow grass parking on-site in a B-1, Buffer Business District, and expanded off-site parking in a B-3, Community Business District, for an existing church; the Zoning Ordinance requires parking surfaces to be asphalt, concrete, or an approved alternative paving surface in a B-1, Buffer Business District, and non-conforming off-site parking expansion is not allowed in a B-3, Community Business District.

9. #5617
(Case #ZON2010-00978)
Patrick S. Heroman
166 South Royal Street
Southwest corner of South Royal Street and Theater Street.
Use Variance to allow an indoor landscaping and plant leasing business in an H-B, Historic-Business District; the Zoning Ordinance does not allow live plant rental or leasing in an H-B, Historic-Business District.

10. #5618
(Case #ZON2010-01039)
M. B. Canton Co., Inc.
3525 Riviere du Chien Court
South side of Riviere du Chien Court, 100'± East of its West terminus.
Administrative Appeal of a staff decision to issue a building permit based on nonconforming status rather than an approved variance.

V. OTHER BUSINESS