AGENDA
SEPTEMBER 13, 2010
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. #5622 / 4677
   (Case #ZON2010-01471)
   Rich’s Car Wash
   1066 Hillcrest Road
   Northwest corner of Hillcrest Road and Johnston Lane.
   Front Yard Setback Variance to allow a structure 11’ from a front property line in a B-2, Neighborhood Business District; the Ordinance requires a minimum 25’ from front property lines in a B-2, Neighborhood Business District.

IV. EXTENSIONS:

2. #5599
   (Case #ZON2010-00027)
   Charles Boggan
   175 2nd Avenue
   Northwest corner of 2nd Avenue and Avenue C.
   Use Variance to allow a mobile home in an R-1, Single-Family Residential District; the Zoning Ordinance allows mobile homes in an R-1, Single-Family Residential District with Planning Approval. Request for a six-month extension of the previous approval.
V. PUBLIC HEARINGS:

3. #5626  
   (Case #ZON2010-01880)  
   Breland Homes (Grande Development LLC)  
   Northeast and Southeast corners of Hillcrest Road and Oakleigh Way.  
   Fence Height Variance to allow a 6’ high masonry wall within the 25’ recorded  
   building setback on two subdivision entrance lots in an R-1, Single-Family  
   Residential District; the Zoning Ordinance requires structures 3’ high or higher to  
   meet a 25’ front setback in an R-1, Single-Family Residential District.

4. #5627/3332  
   (Case #ZON2010-01971)  
   Vincent Boothe  
   1512/1514 South Broad Street  
   West side of South Broad Street, 200’± South of Sutton Street, extending to Lucille Street  
   (unopened right-of-way).  
   Frontage Landscaping and Access/Maneuvering Variances to allow 6,396 square  
   feet of total frontage landscaping and to allow a portion of the front parking  
   access/maneuvering area to be located within a dedicated right-of-way; the Zoning  
   Ordinance requires 10,858 square feet of total frontage landscaping, and requires  
   all parking access/maneuvering areas to be located on-site.

5. #5628  
   (Case #ZON2010-01974)  
   Alabama Power Company  
   505 Hillcrest Road  
   East side of Hillcrest Road, 370’± North of Airport Boulevard, extending to the North  
   side of Airport Boulevard, 235’± East of Hillcrest Road.  
   Height, Setback, and Buffer Separation Variances to allow a 197’ high  
   telecommunications tower, setback 65.27’ from a side property line and 158.24’  
   from a front property line, with a 220.25 residential buffer separation in a B-2,  
   Neighborhood Business District; the Zoning Ordinance allows a 45’ maximum  
   height limit, requires a 197’ (tower height) setback from property lines, and  
   requires a 295.5’ (150% of tower height) buffer separation from residentially zoned  
   properties in a B-2, Neighborhood Business District.

6. #5629  
   (Case #ZON2010-01981)  
   Jean H. and Phillip Austin  
   112 South McGregor Avenue  
   Southeast corner of McGregor Avenue and Vickers Place.  
   Front Yard Setback Variance to allow a 22’ x 30’ carport/storage room within 8’ of  
   the front property line in an R-1, Single-Family Residential District; the Zoning  
   Ordinance requires a 25’ minimum building setback from the front property line in  
   an R-1, Single-Family Residential District.
7.  #5630  
(Case #ZON2010-01993)  
Ben Cummings  
3704 Dauphin Street  
North side of Dauphin Street, 150’ ± West of Du Rhu Drive.  
Sign Variance to allow four wall signs on an ATM kiosk and one building wall sign  
(five total wall signs) for a tenant on a multi-tenant commercial site in a B-2,  
Neighborhood Business District; the Zoning Ordinance allows one wall sign per  
tenant on a multi-tenant commercial site in a B-2, Neighborhood Business District.

8.  #5631  
(Case #ZON2010-02001)  
Thompson Properties  
3950 Hamilton Boulevard  
North side of Hamilton Boulevard, 4/10± mile West of Rangeline Road.  
Parking Surface and Enclosure Variances to allow an aggregate parking surface  
and an open equipment wash pad in an I-1, Light Industry District; the Zoning  
Ordinance requires all parking surfaces to be asphalt, concrete, or an approved  
alternative paving surface, and equipment wash pads to be within an enclosed  
structure in an I-1, Light Industry District.

9.  #5632  
(Case #ZON2010-02106)  
Mobile Area Chamber of Commerce  
451 Government Street  
Block bounded by Governments Street, South Hamilton Street, Church Street, and South  
Lawrence Street.  
Sign Variance to allow one 25’ x 10’ wall banner, two 5’ x 5’ wall banners (with a  
total of 300 square feet of banners), and ten 2’-6” x 11” lamp post signs from  
October 1, 2010, until January 31, 2012, (sixteen months) on a single tenant  
commercial site in a B-4, General Business District; the Zoning Ordinance allows  
three banner permits per year with a maximum allowance of 32 square feet per  
banner, each valid for thirty days, with at least a thirty-day break between permits,  
and does not allow lamp post signage on a single tenant commercial site in a B-4,  
General Business District.

VI.  OTHER BUSINESS: