

**AGENDA  
JULY 11, 2011  
BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman William Guess

**II. APPROVAL OF MINUTES:**

**III. HOLDOVERS**

**1. #5670**

**(Case #ZON2011-00664)**

**Mr. Rooter Plumbing**

2409 Wolf Ridge Road

(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).

**Use, Setback, Parking, Maneuvering, Access, Surfacing, Buffer, Fence Height, and Multiple Buildings Variances to allow a Plumbing Contractor with multiple buildings on a single building site without Planned Unit Development approval, a building within 20 feet of the front property line, substandard access ways and maneuvering area, no designated parking, dirt and aggregate surfacing, no appropriate buffers, and a 6-foot high privacy fence within the front building setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires all buildings to be set back at least 25 feet from the front property line, only one building on a single building site unless approval of a Planned Unit Development has been obtained, all two-way access ways and maneuvering areas to be at least 24 feet in width, 8 parking spaces for 2,250 square feet of office/work space, all access ways, maneuvering area, and parking to be paved with concrete or asphalt, appropriate buffers between commercial and residential properties, for privacy fences to be no higher than 3 feet within the front yard setback, a minimum of a B-3, Community Business District zoning.**

2. **#5674**  
(Case #ZON2011-00955)  
**Gulf Coast Hub Caps & Wheels**  
3257 Spring Hill Avenue  
(Southwest corner of Spring Hill Avenue and Durant Street)  
**Side Street Setback and Site Coverage Variances to allow a building expansion within 4.5' of a side street property line and 54% site coverage in a B-3, Community Business District; the Zoning Ordinance requires a 20' side street building setback and allows 50% maximum site coverage in a B-3, Community Business District.**

**IV. EXTENSIONS:**

3. **#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.**

**V. PUBLIC HEARINGS:**

4. **#5683/4415**  
(Case #ZON2011-01114)  
**Team Holdings, LLC**  
1307 Government Street  
(Southwest corner of Government Street and Michigan Avenue).  
**Sign Variance to allow a total of 82.7 square feet of signage for a single business site in the Leinkauf Historic District in a B-2, Neighborhood Business District; the Zoning Ordinance allows a maximum total of 64 square feet of signage in a Historic District.**
5. **#5684**  
(Case #ZON2011-01421)  
**Karen H. Zelaya**  
266 Pinehill Drive  
(West side of Pinehill Drive, 260'± North of Airport Boulevard)  
**Front Yard Setback Variance to allow the construction of a porch within 20.2' of the front property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 25' minimum front yard setback in an R-1, Single-Family Residential District.**

6. **#5685**  
(Case #ZON2011-01429)  
**Joe Stevens with Advanced Disposal Services Gulf Coast, LLC**  
**6225 Rangeline Road**  
(East side of Rangeline Road, 1400'± North of Old Rangeline Road).  
**Parking Surface Variance to allow a gravel parking and maneuvering area for a disposal and recycling facility in a B-5, Office-Distribution District; the Zoning Ordinance requires parking and maneuvering areas to be paved with asphalt, concrete, or an approved alternative paving surface in a B-5, Office-Distribution District.**
  
7. **#5686**  
(Case #ZON2011-01456)  
**Wrico Signs for Checkers Drive-In Restaurants, Inc.**  
2213 Airport Boulevard  
(Southeast corner of Airport Boulevard and Westwood Street).  
**Sign Variance to allow a total of four (4) signs (one (1) freestanding and three (3) wall signs) on a single business site, including signage that projects above the roof line in a B-2, Neighborhood Business District; the Zoning Ordinance allows a maximum of three (3) signs with none projecting above the roof line for a single business site in a B-2, Neighborhood Business District.**
  
8. **#5687**  
(Case #ZON2011-01459)  
**Walter Beckham & Clare King**  
2502 Fairway Drive  
(Northwest corner of Fairway Drive and Courtney Street).  
**Use Variance to allow a Home Occupation Art Studio including Photographic Studio, Darkroom and limited retail art sales in a detached structure in an R-1, Single-Family Residential District; the Zoning Ordinance requires Home Occupations to be conducted within the primary structure and occupy no more than 25% of the floor area; additionally, photographic studios are not generally allowed as Home Occupations.**
  
9. **#5688**  
(Case #ZON2011-01462)  
**Small's Enterprises, LLC**  
953 Marine Street  
(East side of Marine Street, 50'± South of Kentucky Street).  
**Use Variance to allow a commercial overflow parking lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of B-1, Buffer Business District for a commercial parking lot.**

10. **#5689**  
(Case #ZON2011-01466)  
**Pegasus Tower Company, LLC**  
568 Western Drive  
(East side of Western Drive, 60'± South of Crichton Street).  
**Surface and Parking Ratio Variances to allow a gravel accessway and no designated parking space at a monopole communications tower site in an I-1, Light Industry District; the Zoning Ordinance requires accessways to be paved with asphalt, concrete or an approved alternative surface and also requires a minimum of one parking space on the tower site in an I-1, Light Industry District.**
11. **#5690**  
(Case #ZON2011-01467)  
**Ellis Harper**  
3265 Club House Road  
(East side of Club House Road, 100'± North of Gill Road).  
**Side Yard and Combined Side Yard Setback Variances to allow the construction of a dwelling within 5.1' of the Northern side property line and within 10' of the Southern side of the property line and a combined side yard setback of 15.1' on a 58 foot wide lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum side yard of 8' on one side and 11.3' on the other side with a combined side yard of 19.3' on a 58' wide lot in an R-1, Single-Family Residential District.**
12. **#5691**  
(Case #ZON2011-01494)  
**Jubileescape**  
206 Maryland Street  
(East side of South Franklin Street, 330'± North of Virginia Street and extending to South Conception Street).  
**Surfacing and buffer fence variances to allow the construction of a contractors storage yard with aggregate surfacing and a chain link buffer fence in an I-1, Light Industry District; the Zoning Ordinance requires maneuvering areas to be surfaced with asphalt, concrete or an approved alternative surface and for the storage yard to be enclosed within a 8' foot high solid wall or fence in an I-1, Light Industry District.**

## **VI. OTHER BUSINESS**