

**AGENDA
SEPTEMBER 12, 2011
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman William Guess

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. #5695

(Case #ZON2011-01672)

Alabama Realty Company, Inc.

2600 McVay Drive North

(North side of McVay Drive North, 290'± West of Navco Road).

Height, Residential Buffer, Setback, Surfacing, Parking, Landscaping and Tree Planting Variances to allow the construction of a 130' tall communications tower within 50' of a residentially zoned property with no landscape buffer or buffer fence, and within 69.8' of the North lease parcel line, 50' of the West lease parcel line, and 103.5' of the South lease parcel line, with a gravel access drive, no designated parking, and no landscaping or tree plantings in a B-1, Buffer Business District (rezoning pending); the Zoning Ordinance restricts height to 45' and requires a residential buffer of 200' with a either a 10' wide, 6' high vegetative buffer or a 6' high wooden privacy fence, setbacks of 130' from each lease parcel line, all driveways to be surfaced with asphalt, concrete, or an approved alternative surface, at least one designated parking space, and tree plantings and landscaped area in a B-1, Buffer Business District.

2. **#5699 / 5325**
(Case #ZON2011-01701)
The Wooden Boat Ministry
360 Rapier Avenue
(Northwest corner of Rapier Avenue and Texas Street).
Use, Parking Ratio, Landscaping and Tree Planting Variances to allow an existing 3,255 square foot building to be used as a non-profit boat building operation with no on-site parking and no landscaping and tree plantings in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum I-1, Light Industry District for a boat building operation, eleven on-site parking spaces, that 12% of the site be landscaped with 60% landscaping within the front of the building line, and the planting of five overstory and two understory trees.

IV. PUBLIC HEARINGS:

3. **#5702/5678/5606/2239**
(Case #ZON2011-01898)
Jada and Willie McElroy
1350 Arlington Street
(Northwest corner of Arlington Street and Olive Street).
Protection Buffer Variance to waive the requirement of a 6' high wooden privacy fence along a property boundary with adjoining residential property for a commercial site in an R-1, Single-Family Residential District (B-2, Neighborhood Business District use by Variance); the Zoning Ordinance requires a 6' high protection buffer wall or fence along a property boundary with adjoining residential property for a commercial site in an R-1, Single-Family Residential District with a B-2, Neighborhood Business District Use Variance.
4. **#5703**
(Case #ZON2011-01935)
Energy Pipe & Supply – AL LLC
6135 Rangeline Service Road
(East side of Rangeline Service Road, 0.4 mile± North of Old Rangeline Road).
Parking Surface Variance to allow an aggregate surface for a pipe inventory storage yard in a B-5, Office-Distribution District; the Zoning Ordinance requires storage yards to be paved in asphalt, concrete, or an approved alternative paving surface in a B-5, Office-Distribution District.

5. **#5704**
(Case #ZON2011-001977)
Hathaway, LLC
4477 Laughlin Drive South
(South side of Laughlin Drive South, 380'± East of its West terminus).
Parking Surface Variance to allow gravel parking for a heavy equipment sales and display area in an I-1, Light Industry District; the Zoning Ordinance requires parking areas to be paved with asphalt, concrete, or an approved alternative paving surface in an I-1, Light Industry District.

6. **#5705/5673**
(Case #ZON2011-001990)
New Cingular Wireless, LLC
42 South Hamilton Street
(Southwest corner of South Hamilton Street and Conti Street).
Side and Rear Setback Variances to amend a condition of approval of previously-granted Side and Rear Setback Variances to allow a 67' high cell on wheels (COW) mobile telecommunications facility for special events to be located 15' off a side property line and 59' off the rear property line in a B-4, General Business District; the Zoning Ordinance requires the property line setback for telecommunications facilities be at least equal to the height of the facility (67') off all property lines in a B-4, General Business District.

V. **OTHER BUSINESS**