AGENDA
DECEMBER 5, 2011
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
Chairman William Guess

II. APPROVAL OF MINUTES:

III. EXTENSIONS:

1. #5677
(Case #ZON2011-00971)
Horace Jones
3416 Beltline Park Drive North
(Northeast corner of Beltline Park Drive North and East I-65 Service Road North)
6 month extension of approval for a Parking Surface Variance to allow a gravel parking area for heavy equipment sales and display in an I-1, Light Industry District; the Zoning Ordinance requires heavy equipment sales and display parking areas to be paved with asphalt, concrete, or an approved alternative paving surface in an I-1, Light Industry District.

IV. PUBLIC HEARINGS:

2. #5723/5511
(Case #ZON2011-02769)
Marc Scott Whitehead
4913 Carmel Drive North
South side of Carmel Drive North, 225’ ± West of Pine Court.
Side Yard and Rear Yard Setback Variances to allow the construction of a carport within 3.25’ of a side property line and 7.5’ of a rear property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires an 8’ side yard setback and an 8’ rear yard setback in an R-1, Single-Family Residential District.
3. #5724
(Case #ZON2011-02780)
Travis Leon Sims
1885 Staples Road
(South side of Staples Road, 450’± West of Tulsa Drive).
Use Variance to allow a second dwelling unit in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum zoning of R-2, Two-Family Residential District for a property with two dwelling units.

4. #5725
(Case #ZON2011-02806)
Zion Baptist Church
2514 Halls Mill Road
(Northwest corner of Halls Mill Road and Pollard Lane).
Surfacing, Access and Maneuvering, and Parking Ratio Variance to allow a church with a grass parking area, no designated parking spaces, and a 10-foot wide asphalt drive in an R-1, Single-Family Residential District; the Zoning Ordinance requires designated parking spaces equal to one space per four seats surfaced with asphalt or concrete, with two-way drive aisles a minimum width of 24 feet for a church in an R-1, Single-Family Residential District.

5. #5726
(Case #ZON2011-02816)
New Hope Baptist Church
1270 & 1272 Pecan Street, 608 Live Oak Street, 1261 & 1263 Persimmon Street
(Northeast corner of Pecan Street and Live Oak Street extending to the Southeast corner of Pecan Street and Persimmon Street).
Tree Planting Variance to reduce the number of Frontage Heritage Trees required for a church in a R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of one frontage heritage tree per 30 linear feet of street frontage for a church in an R-1, Single-Family Residential District.

6. #5727
(Case #ZON2011-02817)
Suzuki of Mobile LLC (Hall’s Motor Sports)
1520 West I-65 Service Road South
(West side of West I-65 Service Road South, 860’± South of Cottage Hill Road).
Sign Variance to allow a total of four wall signs and one freestanding sign on a single business site in a B-3, Community Business District; the Zoning Ordinance allows a total of three signs (with no more than one being a freestanding sign) on a single business site in a B-3, Community Business District.
7. **#5728**
   (Case #ZON2011-02819)
   **Persons Service Company**
   4474 & 4480 Halls Mill Road
   (North side of Halls Mill Road at the Northern terminus of Laughlin Drive).
   **Surfacing Variance** to allow a contractor’s lay down yard with aggregate surfacing in a B-3, Community Business District; the Zoning Ordinance allows requires all surfaces to be surfaced with concrete, asphalt, or an approved alternative surfacing in a B-3, Community Business District.

8. **#5729**
   (Case #ZON2011-02820)
   **Wright Transportation**
   1917 Military Road and 2216 Cassie Lane
   (Southwest corner of Military Road and Cassie Lane).
   **Use and Surfacing Variance** to allow the expansion of a trucking company with a 135-space aggregate-surfaced parking and storage area in an R-1, Single-Family Residential District; the Zoning Ordinance requires at least an I-1, Light Industry District for a trucking company with storage, and also requires all parking and maneuvering surfaces to paved with concrete, asphalt, or an approved alternative surfacing.

V. OTHER BUSINESS