AGENDA
JANUARY 9, 2012
BOARD OF ZONING ADJUSTMENT

I.  CALL TO ORDER:

   Chairman William Guess

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1.  #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.

2.  #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.
3. #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.

4. #5729  
(Case #ZON2011-02820)  
Wright Transportation  
1917 Military Road and 2216 Cassie Lane  
(Southwest corner of Military Road and Cassie Lane).  
Use and Surfacing Variances 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.

IV. PUBLIC HEARINGS:

5. #5730  
(Case #ZON2011-03046)  
Glyn Dykes  
18 Midtown Park Drive West  
(West side of Midtown Park Drive West, 385’± South of Dauphin Street Service Road).  
Parking Ratio, Frontage Landscaping and Tree Planting Variances to allow seven on-site parking spaces for a 10,500-square foot office/retail building with 1,000 square feet of frontage landscaping and no trees in a B-3, Community Business District; the Zoning Ordinance requires at least 35 on-site parking spaces for a 10,500 square-foot office/retail building, with 2,458 square feet of frontage landscaping for a 34,140 square-foot site, and a total of 28 trees in a B-3, Community Business District.
6.  #5731/5661/5550/5345  
(Case #ZON2011-03123)  
Austal USA, LLC  
100 Dunlap Drive  
(West side of Dunlap Drive, 450’ West of U.S. Highway 90 at the entrance to the  
Bankhead Tunnel).  
Sign Variance to amend a previously approved Sign Variance to allow two  
additional wall signs at 443 square feet each and a 1,095 square-foot wall sign, for a  
ew total of 7,647 square feet of signage in an I-2, Heavy Industry District; the  
Zoning Ordinance limits wall signs to 30% of the usable wall area up to a maximum  
of 350 square feet per sign for a single-tenant site in an I-2, Heavy Industry District.

7.  #5732/5632  
(Case #ZON2011-03124)  
Mobile Area Chamber of Commerce  
451 Government Street  
(Block bounded by Government Street, South Hamilton Street, Church Street, and South  
Lawrence Street).  
Sign Variance to amend a previously approved Sign Variance to allow two 25’ x 10’  
wall banners (with a total of 500 square feet of banners), and eight 3’ x 2’ lamp post  
signs from January 31, 2012, until July 30, 2013, (eighteen months) 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 in a B-4, General Business District.

V.  OTHER BUSINESS