

**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 new 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**