

**AGENDA
APRIL 2, 2012
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER

Chairman William Guess

II. APPROVAL OF MINUTES

III. HOLDOVERS

1. #5733

(Case #ZON2012-00004)

American Family Care

5235 Rangeline Service Road South

(South side of Rangeline Road South, 160'± East of Halls Mill Road).

Sign Variance to allow three additional wall signs for a tenant and two additional wall signs for a corner tenant in a group business site in a B-3, Community Business District; the Zoning Ordinance allows one wall sign per tenant or one wall sign per street frontage for a corner tenant and one freestanding sign for the development on a group business site in a B-3, Community Business District.

2. #5734

(Case #ZON2012-00384)

American Family Care

535 Schillinger Road

(Southeast corner of Schillinger Road and Thomas Road).

Sign Variance to allow three additional wall signs per tenant on a group business site in a B-3, Community Business District; the Zoning Ordinance allows one wall sign per tenant and one freestanding sign for the development on a group business site in a B-3, Community Business District.

3. #5735
(Case #ZON2012-00392)
American Family Care
900 Montlimar Drive
(West side of Montlimar Drive, 615'± South of Airport Boulevard).
Sign Variance to allow wall sign for a single business that exceeds 30% of the usable wall area in a B-3, Community Business District; the Zoning Ordinance limits the size of wall signs to no more than 30% of the usable wall area in a B-3, Community Business District.

IV. EXTENSIONS

4. #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 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.

V. PUBLIC HEARINGS

5. #5738
(Case #ZON2012-00717)
Lee, Lorin, & Todd, LLC
354 St. Francis Street
(North side of St. Francis Street, 53'± West of North Claiborne Street).
Surfacing, Maneuvering, Tree Planting, and Landscape Area Variances to allow a commercial parking lot partially surfaced with gravel with a substandard accessway and no tree plantings or landscaping area in a B-4, General Business District; the Zoning Ordinance requires commercial parking lots to be paved with asphalt, concrete, or an approved alternative surfacing, and requires accessways for two-way traffic to be at least 24 feet in width in a B-4, General Business District. Additionally, tree plantings and landscaping area must be provided.

6. **#5739**
(Case #ZON2012-00734)
Redbone Properties, LLC
711 St. Louis Street
(Southeast corner of St. Louis Street and North Scott Street).
Use Variance to allow a woodworking and metal fabrication business in a B-4, General Business District; the Zoning Ordinance requires a minimum of an I-1, Light Industry District for metal fabrication.

7. **#5740**
(Case #ZON2012-00746)
Patricia D. Jackson
2667 Government Boulevard
(South side of Government Boulevard, 315'± South of Kreitner Street).
Use, Tree Planting, and Landscape Area Variances to allow an automobile repair business on a lot split-zoned between a B-2, Neighborhood Business District and an R-1, Single-Family Residential District with no tree plantings and reduced landscape area; the Zoning Ordinance requires a minimum of a B-3, Community Business District for an automobile repair business and full compliance with the tree planting and landscaping areas.

8. **#5741**
(Case #ZON2012-00748)
Gaylord C. Lyon, III
3771 Amruth Drive
(South side of Amruth Drive, 255'± East of Fenwick Road).
Side Yard Setback Variance to allow the construction of an addition within 5 feet of the side property line (with a combined side yard of 17 feet) in a R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum side yard setback of 8 feet (with the sum of both side yards totaling 20 feet) in an R-1, Single-Family Residential District.

9. **#5742**
(Case #ZON2012-00750)
Wrico Signs, Inc.
5319 U.S. Highway 90 West
(South side of U.S. Highway 90 West, 420'± East of Rangeline Road).
Sign Variance to allow two additional wall signs for a tenant in a group business site in a B-3, Community Business District; the Zoning Ordinance allows one wall sign per tenant and one freestanding sign for the development on a group business site in a B-3, Community Business District.

10. **#5743**
(Case #ZON2012-00751)
John Wilson
2010 Emogene Street
(Northeast corner of Emogene Street and South Fulton Street).
Side Yard Setback, Rear Yard Setback, Side Street Yard Setback, and Combined Side Yard Variances to allow the construction of a two-story garage/family entertainment and recreation room within 5 feet of the side property line and 5 feet of the rear property line, and to allow the construction of a bathroom addition on the dwelling within 11.7 feet of the side street property line with a combined side yard total of 16.6 feet in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum side yard and rear yard setback of 8 feet, a minimum side street yard setback of 20 feet, and a combined side yard total of 20 feet in an R-1, Single-Family Residential District.
11. **#5744**
(Case #ZON2012-00752)
Anthony Denson
704 South Broad Street
(West side of South Broad Street, 155'± North of Virginia Street).
Use, Parking Ratio, and Multiple Building Variances to allow an 800 square foot take-out restaurant with an existing detached storage building with two parking spaces in an R-3, Multiple-Family Residential District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District for restaurant, Planned Unit Development approval for multiple buildings on a single building site, and four parking spaces.
12. **#5745**
(Case #ZON2012-00753)
Hossein Ali Mohandessi
2600 Government Boulevard
(Northeast corner of Government Boulevard Service Road and Merwina Avenue extending to the Southwest corner of Government Boulevard Service Road and Kreitner Street).
Use and Front Setback Variances to allow an automobile sales business in a B-2, Neighborhood Business District and construction of a building within 5 feet of both the Kreitner Street property line and the Merwina Street property line; the Zoning Ordinance requires a minimum of a B-3, Community Business District for automobile sales, and setback of at least 20 feet along secondary street frontages.

VI. OTHER BUSINESS