

**AGENDA  
OCTOBER 4, 2010  
BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman Reid Cummings

**II. APPROVAL OF MINUTES:**

**III. PUBLIC HEARINGS:**

1. **#5633/5596/5457/4570**  
(Case #ZON2010-02229)  
**Charter South, Inc.**  
810 Dauphin Island Parkway  
(Southwest corner of Dauphin Island Parkway and Halls Mill Road).  
**Front Yard Setback Variance to allow the construction of a convenience store to the front property line in a B-3, Community Business District; the Zoning Ordinance requires a minimum 25' front yard setback for all structures in a B-3, Community Business District.**
  
2. **#5634/5616**  
(Case #ZON2010-02277)  
**Apostolic Overcoming Holy Church of God**  
2257 St. Stephens Road  
(West side of St. Stephens Road, extending from Vetter Street to Allison Street, and Northeast corner of St. Stephens Road and Dickens Avenue).  
**Parking Ratio, Parking Surface and Off-Site Parking Variances to allow a total of 214 parking spaces for an existing 905-seat sanctuary and 8-bed domiciliary care facility and grass parking on-site in a B-1, Buffer Business District, and expanded off-site parking in a B-3, Community Business District; the Zoning Ordinance requires a minimum of one parking space per four seats for a sanctuary and one space per four beds for a domiciliary care facility (229 total spaces) and parking surfaces to be asphalt, concrete, or an approved alternative paving surface in a B-1, Buffer Business District, and non-conforming off-site parking expansion is not allowed in a B-3, Community Business District.**

3. **#5635**  
(Case #ZON2010-02290)  
**Eddie Spence**  
2540 Old Shell Road  
(Northeast corner of Old Shell Road and North Florida Street).  
**Sign Variance to allow a total of three wall signs for a single corner tenant with frontage on two streets in a multiple-tenant commercial site in a B-2, Neighborhood Business District; the Zoning Ordinance allows one wall sign per street frontage the tenant faces for a multiple-tenant commercial site in a B-2, Neighborhood Business District.**
  
4. **#5636**  
(Case #ZON2010-02305)  
**Bessie Mae Lewis**  
(East side of Vanderbilt Drive, 250'± North of Hamilton Boulevard).  
**Use Variance to allow a mobile home as a single-family dwelling in an I-1, Light-Industry District; the Zoning Ordinance does not allow single-family dwellings in an I-1, Light-Industry District.**

V. **OTHER BUSINESS**