

AGENDA
AUGUST 1, 2011
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman William Guess

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. **#5685**

(Case #ZON2011-01429)

Joe Stevens with Advanced Disposal Services Gulf Coast, LLC

6225 Rangeline Road

(East side of Rangeline Road, 1400'± North of Old Rangeline Road).

Parking Surface Variance to allow a gravel parking and maneuvering area for a disposal and recycling facility in a B-5, Office-Distribution District; the Zoning Ordinance requires parking and maneuvering areas to be paved with asphalt, concrete, or an approved alternative paving surface in a B-5, Office-Distribution District.

IV. PUBLIC HEARINGS:

2. **#5692**

(Case #ZON2011-01590)

MLK Avenue Redevelopment Corporation

1201 St. Madar Street

(Southwest corner of St. Madar Street and Plum Street).

Side Yard Setback Variance to allow the construction of dwelling on a 50-foot wide lot corner building site within 7.14 feet of the side street in an R-2, Two-family Residence District; the Zoning Ordinance requires a 12.9-foot side yard for a 50-foot wide lot that is also a corner building site in an R-2, Two-family Residence District.

3. **#5693**
(Case #ZON2011-01618)
Rebecca C. Barrett
3905 McGregor Court
(South side of McGregor Court, 75' West of South McGregor Avenue).
Rear Yard Setback Variance to allow the construction of a detached Carport within 3.4 feet of the rear property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires an 8-foot minimum rear yard setback in an R-1, Single-Family Residential District.

4. **#5694 / 5583**
(Case #ZON2011-01627)
Frances Stanton Tate
2702 Edgewood Street
(North side of Edgewood Street, 50'± West of Mobile Street).
Front Yard Setback and Site Coverage Variances to allow the construction of a dwelling within 23 feet of the front property line and with 37.5% site coverage in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 25-foot front yard setback and limits site coverage to 35% in an R-1, Single-Family Residential District.

5. **#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 a 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.

6. **#5696**
(Case #ZON2011-01678)
Bruce Bender, Inc.
5450 US Highway 90 West
(West side of US Highway 90 West, 214'± North of Tillmans Corner Parkway).
Sign Variance to allow a total of six (6) signs, three (3) wall signs and three (3) freestanding signs, with two (2) of the wall signs exceeding 30% of the usable wall area on a single-business site in a B-3, Community Business District; The Zoning Ordinance allows a single business in a B-3, Community Business District, to have three signs, with no more than one of those signs being a freestanding sign, and each wall sign limited to 30% of the usable wall area up to a maximum of 350 square feet.

7. **#5697**
(Case #ZON2011-01685)
Edgewater Seafood, Inc.
4380 Halls Mill Road
(North side of Halls Mill Road, 1050'± West of Riviere Du Chien Road).
Surfacing Variance to allow an aggregate parking lot addition to an existing asphalt-paved parking lot in a B-3, Community Business District; the Zoning Ordinance requires parking and maneuvering areas to be paved with asphalt, concrete, or an approved alternative surface in a B-3, Community Business District.

8. **#5698 / 5072**
(Case #ZON2011-01696)
Wrico Signs Inc. for Infirmary Health System, Inc.
5 Mobile Infirmary Circle
(Intersection of Mobile Infirmary Boulevard and Mobile Infirmary Circle).
Sign Variance to allow the erection of nine (9) directional signs of various sizes which include advertising matter (logo) at a hospital campus in a B-1, Buffer Business District; the Zoning Ordinance only allows directional signs which do not include any advertising matter.

9. **#5699 / 5325**
(Case #ZON2011-01701)
The Wooden Boat Ministry
360 Rapier Avenue
(Northwest corner of Rapier Avenue and Texas Street).
Use, Parking Ratio, Landscaping and Tree Planting Variances to allow an existing 3,255 square foot building to be used as a non-profit boat building operation with no on-site parking and no landscaping and tree plantings in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum I-1, Light Industry District for a boat building operation, eleven on-site parking spaces, that 12% of the site be landscaped with 60% landscaping within the front of the building line, and the planting of five overstory and two understory trees.

10. **#5700 / 5336**

(Case #ZON2011-01702)

Richard Stallworth

1755 Duval Street

(South side of Duval Street, 85'± East of Amsterdam Court).

Use, Parking Ratio, Maneuvering, Residential Buffer, and Screening Variances to allow an Automobile Repair Shop with no designated parking, substandard maneuvering area, with no buffer fencing and substandard buffer area, and no screening of vehicles waiting to be serviced in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum B-3, Community Business District, six (6) parking spaces, 24-foot wide two-way drive aisles, a 6-foot high wooden privacy fence with a 10-foot wide restricted use buffer, and screening of vehicles waiting to be serviced with a landscaped berm.

11. **#5701**

(Case #ZON2011-01722)

Gulf Equipment Corporation

5152 Willis Road

(South side of Willis Road, 100'± East of Middle Road).

Surfacing and Buffer Variances to allow the construction of an equipment storage yard with aggregate surfacing and chain link fencing in an I-1, Light Industry District; the Zoning Ordinance requires equipment storage areas to be paved with asphalt, concrete, or an approved alternative surface and requires equipment storage areas to be enclosed with an 8-foot high solid wall or fence in an I-1, Light Industry District.

V. **OTHER BUSINESS**

Approval of the 2011-12 Meeting and Deadline Date Schedule.