

**AGENDA  
AUGUST 2, 2010  
BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman Reid Cummings

**II. APPROVAL OF MINUTES:**

November 12, 2009, December 7, 2009, January 4, 2010, February 1, 2010, March 1, 2010, and April 5, 2010

**III. PUBLIC HEARINGS:**

1. **#5622 / 4677**  
**(Case #ZON2010-01471)**  
**Rich's Car Wash**  
**1066 Hillcrest Road**  
**(Northwest corner of Hillcrest Road and Johnston Lane)**  
**Front Yard Setback Variance to allow a structure 11' from a front property line in a B-2, Neighborhood Business District; the Ordinance requires a minimum 25' from front property lines in a B-2, Neighborhood Business District.**
  
2. **#5623**  
**(Case #ZON2010-01476)**  
**John D. Gibbons & Associates, P.C.**  
**306 Morgan Avenue**  
**(West side of Morgan Avenue, 160' South of Airport Boulevard)**  
**Parking Ratio, Access/Maneuvering, and Sign Placement Variances to allow a total of 3 parking spaces, a 10' wide access drive with substandard maneuvering area at a commercial site in a B-1, Buffer Business District, and a freestanding sign to be placed within the City of Mobile Right-of-Way; the Ordinance requires a minimum 6 parking spaces, 24' wide access and maneuvering area for a commercial site in a B-1, Buffer Business District, and requires the placement of signs on private property.**

3. **#5624 / 2015**  
(Case #ZON2010-01756)  
**Dr. Yvonne Kennedy**  
**1205 Glennon Avenue**  
(Southwest corner of Glennon Avenue and Clay Street, extending South to Northwest corner of Basil Street and Clay Street)  
**Fence and Wall Height Variance to allow the construction of a 6' high masonry wall with columns along the right-of-way line of Clay Street and Basil Street and the construction of a 6' high wooden privacy fence within the setback from Basil Street in an R-2, Two-Family Residential District; the Zoning Ordinance requires that fences and walls within the setback along rights-of-way to be no higher than 3'.**
  
4. **#5625 / 3806**  
(Case #ZON2010-01775)  
**Yolanda Carstarphen**  
**4558 Moffett Road**  
(North side of Moffett Road, 160' ± East of Northview Drive)  
**Use, Parking Ratio, Parking Surfacing, Access and Maneuvering, Tree and Landscaping, and Protection Buffer Variances to allow a beauty shop with no delineated parking spaces, grass and aggregate parking and maneuvering areas, substandard accessways, no tree planting or designated landscaping area, and no residential protection buffer in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of B-2, Neighborhood Business District for a beauty shop, 6 parking spaces, surfacing of either concrete, asphalt, asphaltic concrete, or an approved alternative parking surface, 12' wide accessways for one-way traffic, a minimum of 12% of the total to be landscaped with 60% of that landscaping located along the frontage, a minimum of 3 frontage trees, 16 perimeter trees, and 1 parking lot tree, and an appropriate buffer between the site and residentially zoned property.**

#### **IV. OTHER BUSINESS**

Approval of the 2010-11 submittal deadline and meeting schedule.