AGENDA
AUGUST 2, 2010
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:


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.