

**AGENDA  
SEPTEMBER 14, 2009  
BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman Reid Cummings

**II. APPROVAL OF MINUTES:**

**III. HOLDOVERS**

**1. #5535**

(Case #ZON2009-00315)

**Willie L. Williams, Jr.**

**601 Holcombe Avenue**

Southeast corner of Holcombe Avenue and Senator Street.

**Parking Ratio Variance to allow 22 on-site parking spaces for a 3,037 square-foot lounge in a B-3, Community Business District; the Zoning Ordinance requires 31 on-site parking spaces for a 3,037 square-foot lounge in a B-3, Community Business District.**

**2. #5546**

(Case #ZON2009-01500)

**Charles G. Seibert**

**2500 Old Military Road**

Northeast corner of Crescent Drive East and Old Military Road

**Use, Parking Surface, Access and Maneuvering, Tree and Landscaping, and Front Yard Setback Variances to allow a Mobile Home Park and Recreational Vehicle Park with long-term occupancy in an R-1, Single-Family Residential District, with aggregate parking surface, substandard drive aisle widths, vehicles backing into the right-of-way, reduced number of frontage trees, and Recreational Vehicles and Mobile Homes located within the front yard setback; the Zoning Ordinance requires Planning Approval in an R-3, Multiple-Family Residential District for a Mobile Home Park and Planning Approval in a B-3, Community Business District for a Recreational Vehicle Park, with paved, designated parking, 24' drive aisles, maneuvering of vehicles completely on-site, 38 total frontage trees (all overstory), and a minimum 25' front yard setback.**

3. #5553  
(Case #ZON2009-01757)  
**Lane-Walding, LLC**  
**2716 Dauphin Island Parkway**  
West side of Dauphin Island Parkway, 110'± North of Mackie Avenue  
**Use, Parking Ratio, Access and Maneuvering, Buffer, Landscaping, and Front and Side Yard Setbacks Variances to allow a Recreational Vehicle Park with legal non-conforming mobile homes to be phased out, with no designated parking, substandard accessways and maneuvering areas, no protection buffers for surrounding residential areas, and mobile homes and recreational vehicles within the front and side yard setbacks in an R-1, Single-Family Residential District; The Zoning Ordinance requires Planning Approval in a B-3, Community Business District, to allow a recreational vehicle park, at least one parking space per trailer or mobile home space, at least 24-foot wide access drives for access and maneuverability, protection buffers, landscaping area and tree plantings, and for structures to be located outside of any required yard.**

#### IV. **PUBLIC HEARINGS:**

4. #5554/5544/4839  
(Case #ZON2009-01986)  
**McGuire Oil Company**  
**3050 Cottage Hill Road**  
Northeast corner of Cottage Hill Road and Bel Air Boulevard.  
**Sign Variance to allow three wall signs and a freestanding sign at a single-tenant commercial site in a B-2, Neighborhood Business District; the Zoning Ordinance allows two wall signs and one freestanding sign for a single-tenant commercial site in a B-2, Neighborhood Business District.**
5. #5555  
(Case #ZON2009-01988)  
**Frances Stanton Tate**  
West side of North Mobile Street, extending from Edgewood Street to Nall Street.  
**Side Yard Setback and Combined Side Yard Variances to allow the construction of a single-family dwelling within 6.5' of a side property line with 15.09' of combined side yards on a 48.92' wide lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum side yard setback of 7.0' with combined side yards of 16.3' for a 48.92' wide lot in an R-1, Single-Family Residential District.**

6. #5556  
(Case #ZON2009-01989)  
**Harold Deese**  
**300 Laurel Drive**  
Southwest corner of Laurel Drive and Cedar Drive.  
**Front Yard, Side Street Yard, and Combined Side Yard Variances to allow an addition to a single-family dwelling within 22.0' of the front property line and 5' of a side street property line, with 10' of combined side yards on a 114' wide corner lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 25' minimum front yard setback and a 20' side street yard setback, with combined side yards of 28' for a 114' wide corner lot in an R-1, Single-Family Residential District.**
  
7. #5557/5415  
(Case #ZON2009-02001)  
**Mobile Area Water and Sewer System**  
**4725 Moffett Road**  
South side of Moffett Road at the South terminus of Shelton Beach Road Extension.  
**Use Variance to allow a water bottling facility, heavy equipment parking, and above-ground fuel storage and dispensing in a B-3, Community Business District; the Zoning Ordinance requires I-1, Light Industry District for a bottling facility, B-5, Office-Distribution District for Heavy Equipment Parking, and I-2, Heavy Industry District with Planning Approval for above-ground fuel storage tanks with dispensing facilities.**
  
8. #5558  
(Case #ZON2009-02003)  
**Twilley Brothers, Inc.**  
**808 Country Club Court**  
West side of Country Club Court at its South terminus.  
**Side Yard Setback, Combined Side Yard, and Increased Site Coverage Variances to allow the construction of a single-family dwelling within 10' of a side property line on the greater side yard with 18' of combined side yards, and 39.4% total site coverage in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 12' setback on the greater side yard with 20' of combined side yards, and allows a maximum of 35% total site coverage in an R-1, Single-Family Residential District.**
  
9. #5559  
(Case #ZON2009-02004)  
**Mobile County Board of Health**  
**248 Cox Street**  
Southeast corner of Cox Street and St. Stephens Road.  
**Paving Surface Variance to allow the construction of a temporary parking lot with shell surfacing in a B-1, Buffer Business district; the Zoning Ordinance requires parking surfaces to be concrete, asphaltic concrete, asphalt, or an approved alternative paving surface in a B-1, Buffer Business District.**

10. **#5560**  
(Case #ZON2009-02006)  
**Country Club of Mobile**  
**4101 Wimbledon Drive West**  
North and South sides of Wimbledon Drive West, 200'± West of Turnin Lane, extending to the East and South sides of Country Club Road, and the North side of Airport Boulevard, ¼ mile± West of South McGregor Avenue.  
**Fence Variance to allow the construction of a barbed wire fence in an R-1, Single-Family Residential District.**
  
11. **#5561/5394**  
(Case #ZON2009-02007)  
**Grant Harkness**  
**1607 East I-6 Service Road South**  
East side of East I-6 Service Road South, 950'± North of I-65 Commerce Drive.  
**Parking and Access/Maneuvering Surface Variances to amend the condition of approval of previously approved Parking and Access/Maneuvering Surface Variances to allow aggregate parking and access/maneuvering areas in a B-3, Community Business District; parking and access/maneuvering areas must be concrete, asphaltic concrete, asphalt, or an approved alternative paving surface in a B-3, Community Business District.**
  
12. **#5562**  
(Case #ZON2009-02008)  
**Rich's Car Wash**  
**3430 Spring Hill Avenue**  
North side of Spring Hill Avenue, extending from I-65 North to Spring Hill Plaza Court.  
**Buffer Variance to allow a carwash without a 3' tall evergreen hedge and/or landscaped berm or any privacy fencing along any property lines in a B-2, Neighborhood Business District; the Zoning Ordinance requires vehicles to be screened from view with a 3'-5' tall evergreen hedge and/or landscaped berm (privacy fence may be used along side and rear property lines) at a carwash in a B-2, Neighborhood Business District.**
  
13. **#5563**  
(Case #ZON2009-02009)  
**New Horizons Credit Union**  
**622 Azalea Road**  
South side of Azalea road, 530'± West of Village Green Drive.  
**Rear Setback and Protection Buffer Variances to allow the construction of five HVAC roof shelters 4.0' from the rear property line on a commercial site in a B-1, Buffer Business District adjoining an R-1, Single-Family Residential District; the Zoning Ordinance requires a 10' rear yard setback and 10' protection buffer for a commercial site in a B-1, Buffer Business District adjoining an R-1, Single-Family Residential District.**

14. #5564  
(Case #ZON2009-02010)

Tammy C. Davis

**569 Houston Street**

East side of Houston Street at the East terminus of Canal Street.

**Access, Parking Ratio, and Landscaping/Tree Planting Variances to allow a 9.3' wide two-way drive, five on-site parking spaces for a 3,300 square-foot building and no landscaping/tree plantings on a commercial site in a B-2, Neighborhood Business District; the Zoning Ordinance requires a 24' wide two-way drive, 11 on-site parking spaces for a 3,300 square-foot building, 12% total site landscaping with 7.2% frontage landscaping, and one tree planting for every 30' of site perimeter and one tree per 20 parking spaces in a B-2, Neighborhood Business District.**

V. **OTHER BUSINESS**