

**AGENDA
DECEMBER 6, 2010
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman Reid Cummings

II. APPROVAL OF MINUTES:

III. HOLDOVERS:

1. #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.

2. #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.

IV. EXTENSIONS:

3. #5613

(Case #ZON2010-00956)

Board of Water and Sewer Commissioners of the City of Mobile

East side of Shelton Beach Road Extension, 2/10 mile± North of Moffett Road.

Use, Buffer and Parking Surface Variances to allow a contractor's storage yard in a B-3, Community Business District (rezoning pending), with a partially open buffer fence and gravel equipment parking surface; the Zoning Ordinance requires I-1, Light Industry District, for a contractor's storage yard, with the storage area to be completely enclosed with an 8' high wall or fence, and the equipment parking area to be paved in asphalt, concrete, or an approved alternative paving surface.

V. PUBLIC HEARINGS:

4. #5637/3172

(Case #ZON2010-02358)

Nephrology Associates Real Estate, LLC

124 South University Boulevard

(West side of South University Boulevard, 270'± North of Bit and Spur Road).

Side Yard Setback Variance to allow the construction of canopy within 1'-3" of a side property line in a B-1, Buffer Business District; the Zoning Ordinance requires a 5' side yard setback for structures in a B-1, Buffer Business District.

5. #5638

(Case #ZON2010-02399)

Stratford LLC

North side of Grelot Road, 160'± West of Chimney Top Drive West.

Use and Parking Surface Variances to allow a contractor's storage yard and helicopter landing/refueling pad with gravel vehicle parking in a split-zoned B-1, Buffer Business District, and LB-2, Limited Neighborhood Business District, in support of construction of an electric transmission line; the Zoning Ordinance does not allow a contractor's storage yard in a B-1, Buffer Business District, or an LB-2, Limited Neighborhood Business District, and a helipad as an accessory use to commercial facilities requires Planning Approval in a B-1, Buffer Business District, and is not allowed in an LB-2, Limited Neighborhood Business District, and all vehicle parking surfaces must be asphalt, concrete, or an approved alternative paving surface in such districts.

6. **#5639**
(Case #ZON2010-02413)
Bishop Lane, LLC
702 Bishop Lane North
(East side of Bishop Lane North, 200'± South of Spring Hill Avenue).
Off-Site Parking Variance to allow twelve additional parking spaces off-site for an existing office complex in a B-1, Buffer Business District; the Zoning Ordinance requires all parking spaces be on-site for businesses in a B-1, Buffer Business District.

7. **#5640/5506/4711/4661**
(Case #ZON2010-02459)
Jim Barnes Enterprises, Inc.
6110 Grelot Road
(Northwest corner of Grelot Road and Macarthur Place Court).
Use Variance to allow general offices in an R-1, Single-Family Residential District; the Zoning Ordinance requires B-1, Buffer Business District, for general offices.

8. **#5641**
(Case #ZON2010-02464)
Wrico Signs
5441 US Highway 90 West
(East side of US Highway 90 West, 580'± North of Coca-Cola Road).
Sign Variance to allow an existing nonconforming freestanding sign structure at a multi-tenant commercial site containing 608.5 square feet ± of signage per face to be relocated and maintain the same square footage in a B-3, Community Business District; the Zoning Ordinance requires nonconforming freestanding sign structures at multi-tenant commercial sites to be brought into compliance with the allowable square footage of signage (1 square foot of signage per linear foot of street frontage, with a maximum of 350 square feet per face) when relocated in a B-3, Community Business District.

9. **#5642**
(Case #ZON2010-02455)
Lyman Ramsay (Gulf Equipment Company)
5540 Business Parkway
(Northwest corner of Kooiman Road and Business Parkway).
Use and Parking Surface Variances to allow a contractor's storage yard with gravel equipment parking in a B-5, Office-Distribution District; the Zoning Ordinance does not allow a contractor's storage yard and equipment parking areas must be paved with asphalt, concrete, or an approved alternative paving surface in a B-5, Office-Distribution District.

10. **#5643/5040**
(Case #ZON2010-02531)
Crown Communication Inc.
2007 Nicholas Lane
(Southwest corner of Nicholas Lane and Dauphin Island Parkway).
Use, Height, Setback, Separation Buffer, and Access Variances to allow a 156-foot high monopole communications tower (already constructed) in an R-1, Single Family Residential District, within 34 feet of a lease parcel line and within 68 feet of another residentially zoned property, and with aggregate accessways and no designated parking; the Zoning Ordinance does not allow communications towers in R-1, Single Family Residential Districts, and requires a minimum setback from the lease parcel line of 156 feet, a minimum separation buffer of 234 feet from another residentially zoned property, and requires adequate accessways and parking paved with either asphalt or concrete.
11. **#5644/4775/4631/1836**
(Case #ZON2010-02598)
Goodwyn, Mills & Cawood for Retirement Systems of Alabama
107 St. Francis Street
(South side of St. Francis Street between St. Joseph Street and North Royal Street).
Sign Number, Sign Size, and Off Premise Sign Variances to allow a 100 square foot address sign, eight (8) tenant signs with a total of 1,554 square feet including one roof-mounted sign, and a 103.8 square foot off-premise advertising sign on a multi-tenant building in a B-4, General Business District and also in the Lower Dauphin Historic District; the Zoning Ordinance allows one wall sign up to a maximum of 64 square feet per tenant, requires that building address signs be no larger than one (1) square foot, and does not allow any off premise signage or roof-mounted signs in a Historic District.
12. **#5645**
(Case #ZON2010-02604)
Joseph Wayne Smith and Mimi Michelle Smith
451 Harding Boulevard Extension (private road)
(Northern terminus of Harding Boulevard Extension).
Use Variances to allow two (2) dwelling units on a single building site and to allow a mobile home as a dwelling without Planning Commission Approval in an R-1, Single Family Residential District; the Zoning Ordinance only allows one dwelling unit per lot and requires mobile homes used as dwellings to receive approval from the Mobile City Planning Commission.

13. **#5646**
(Case #ZON2010-02644)
Ben Cummings for Glenwood Investors, LLC
2101 Airport Boulevard and 306 Glenwood Street
(South side of Airport Boulevard between Glenwood Street and Mohawk Street).
Parking Ratio Variance to allow a 13,378 square foot retail antiques store and a 3,426 square foot restaurant on a site with 41 parking spaces provided; the Zoning Ordinance requires a minimum of 79 parking spaces on the site.
14. **#5647**
(Case #ZON2010-02650)
Shivram S. Dasappa
602 Bishops Lane North
(East side of Bishops Lane North, 58'± North of Broadway Drive).
Side Yard Setback Variance to allow an addition to be constructed within 5.42 feet of a side property line with a side yard sum of 14.75 feet on a 58 foot wide lot in an R-1, Single Family Residential District; the Zoning Ordinance requires a minimum side yard of eight (8) feet and a side yard sum of 19.3 feet for a 58 foot wide lot.
15. **#5648**
(Case #ZON2010-02652)
Clement C. Pope
425 Dogwood Drive
(East side of Dogwood Drive, 242'± South of Flame Court).
Side Yard Setback Variance to allow an accessory storage building (already constructed) within 4.5 feet of a side property line with a side yard sum of 16.9 feet in an R-1, Single Family Residential District; the Zoning Ordinance requires a minimum side yard of eight (8) feet and a side yard sum of 20 feet.
16. **#5649**
(Case #ZON2010-02653)
Clarence J. Angelette
1603 Oak Forest Court
(South side of Oak Forest Court, 88'± West of Woodspointe Circle).
Side Yard Setback Variance to allow an addition to be constructed within 6.75 feet of a side property line with a side yard sum of 16.5 feet in an R-1, Single Family Residential District; the Zoning Ordinance requires a minimum side yard of eight (8) feet and a side yard sum of 20 feet.

VI. OTHER BUSINESS