

**DECEMBER 7, 2009  
BOARD OF ZONING ADJUSTMENT**

**I. CALL TO ORDER:**

Chairman Reid Cummings

**II. PUBLIC HEARINGS:**

**1. #5581**

**(Case #ZON2009-02740)**

**William Edmund Monahan**

18 Mohawk Street

(Northwest corner of Mohawk Street and Homewood Street)

**Front Yard Setback, Side Yard Setback, Combined Side Yard Setback, and Building Site Coverage Variances to allow an addition to an existing structure 21.8 feet from the front property line, 9.4 feet from the side street property line, combined side yards of 13.3 feet, and building site coverage of 38% on a 50-foot wide lot in an R-1, Single Family Residential District; the Zoning Ordinance requires a front yard setback of 25 feet, a side street yard setback of 12.9 feet, combined side yards of 16.7 feet, and a maximum site coverage of 35% in an R-1, Single Family Residential District.**

**2. #5582/5478**

**(Case #ZON2009-02747)**

**Tower Ventures V, LLC**

2501 Government Boulevard

(South side of Government Boulevard, 555'± East of Eslava Creek Parkway).

**Height and Setback Variances to allow a 150' Monopole Telecommunications Tower, setback 27.5' from a lease parcel line; the maximum allowable height is 45', and a 150' tower must be setback at least 150' from a lease parcel line in a B-3, Community Business District.**

**3. #5583**

**(Case #ZON2009-02778)**

**Frances Stanton Tate**

2702 Edgewood Street

(North side of Edgewood Street, 50'± West of Mobile Street)

**Building Site Coverage Variance to allow the construction of a single family dwelling with 36% site coverage in an R-1, Single Family Residential District; the Zoning Ordinance allows up to 35% building site coverage in an R-1, Single Family Residential District.**

4. **#5584 / 5293**  
(Case #ZON2009-02784)  
**St. Peter Baptist Church**  
650 South Bayou Street  
(Southwest corner of South Bayou Street and New Jersey Street, and extending South to Montgomery Street and West to South Jefferson Street and the Southeast corner of South Bayou Street and New Jersey Street)  
**Parking Ratio Variance to allow a Church Sanctuary with a seating capacity of 520 persons to provide only 104 parking spaces in an R-2, Two-Family Residential District; the Zoning Ordinance requires a parking ratio of one parking space for every four seats in a church, for a total of 130 parking spaces, in an R-2, Two-Family Residential District.**
  
5. **#5585**  
(Case #ZON2009-02795)  
**Wright Transportation, Inc.**  
2333 Dauphin Island Parkway  
(East side of Dauphin Island Parkway, 220'± North of Rosedale Road)  
**Use, Access, Parking Surface, Tree Planting, and Buffer Variances to allow the expansion of Trucking Company in a B-3, Community Business District and an R-1, Single Family Residential District with a 23-foot wide two-way access, aggregate surfacing, and less than 12% of landscaping area; the Zoning Ordinance requires at least a I-1, Light Industry District for a trucking company with storage and servicing, the ordinance also requires 24-foot wide accessways for two-way access, all parking and maneuvering surfaces to paved with concrete, asphalt, or asphaltic concrete, requires tree plantings, and requires a buffer from all residentially zoned properties.**

6. **#5586 / 4231**  
(Case #ZON2009-02796)  
**FLO TV, Inc.**  
1550 Azalea Road  
(South side of Azalea Road at its terminus)  
**Use, Height, Setback, Buffer Separation, and Access and Parking Surface Variances to allow a 17.08' addition to an existing 250' tall telecommunications tower and two 1.8-meter diameter satellite dishes, 150' from the front property line, 165' from the West property line, 178' from the East property line, and 240' from the South property line, and 240' from residentially zoned property, with gravel access and parking surfaces in an R-1, Single-Family Residential District; the Zoning Ordinance requires towers to be in at least an I-1, Light Industry District, or B-1, Buffer Business District with Planning Approval, satellite dishes over 1-meter diameter require commercial or industrial zoning, towers are limited to a 35' maximum height, must be setback from all property lines a distance equal to the height of the tower, (267.08'), and setback from residentially zoned property a distance equal to 150% of the tower height, (400.62'), and access and parking surfaces must be paved in asphalt, concrete, or an approved alternative paving surface in an R-1, Single-Family Residential District.**
7. **#5587 / 5410**  
(Case #ZON2009-02800)  
**Thomas M. Kaoui**  
1250 Arlington Street  
(Northwest corner of Arlington Street and Bascomb Street)  
**Use, Maneuvering, Tree Planting and Landscaping Area Variances to allow an Automotive Repair Shop with insufficient vehicle maneuvering area and no tree plantings or landscaping area in an R-1, Single Family Residential District; the Zoning Ordinance requires a minimum of a B-3, Community Business District, and requires two-way drive aisles of at least 24 feet for adequate vehicle maneuvering area and requires at least 12% of the building site to be landscaped, with 60% of the figure located in the frontage.**
8. **#5588 / 5291**  
(Case #ZON2009-02808)  
**Joyce G. Wesley**  
652 Western Drive  
(East side of Western Drive, 50'± North of Cotton Street)  
**Use, Parking Ratio, and Access/Maneuvering Variances to allow a Furniture Repair and Upholstery Shop in a B-1, Buffer Business district with no delineated parked, and insufficient maneuvering area; the Zoning Ordinance requires a minimum of a B-3, Community Business District, 1 parking space for every 300 square feet of floor area, and sufficient vehicle maneuvering area.**

9. #5589

(Case #ZON2009-02809)

**David Gwin, Sr.**

157 Dexter Avenue

(East side of Dexter Avenue, 123'± South of Government Street)

**Parking Ratio, Maneuvering and Access, Tree Planting and Landscaping Area Variances to allow the expansion of a Custom Printing Business in a B-2, Neighborhood Business District with 9 parking spaces, an 11-foot wide one-way drive aisle for two-way traffic, 1 frontage tree, and insufficient landscaping area; the Zoning Ordinance requires 16 parking spaces for a 4,650 square-foot building, two-way drive aisle access at least 24 feet wide, adequate maneuvering area, at least 12% of the building site to be landscaped, with 60% of the figure located in the frontage.**

V. **OTHER BUSINESS**