

AGENDA
FEBRUARY 4, 2002
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman John Peebles

II. APPROVAL OF MINUTES:

January 7, 2002

III. HOLDOVERS:

1. **#5086**

(Case #ZON2001-02721)

Katt's Christian Day Care & Child Development Center (Church of God Pentecostal, Owners)

2700 First Avenue

(Northwest corner of First Avenue and Main Street)

Use Variance to allow the addition of a commercial (private) Day Care to an existing church in an R-1, Single-Family Residential District; Day Cares are allowed in B-1, Buffer Business Districts with Planning Approval and by right in B-2, Neighborhood Business Districts.

IV. PUBLIC HEARINGS:

1. **#5091**

(Case #ZON2001-02756)

Douglas B. Kearley

808 and 850 Dauphin Street

(North side of Dauphin Street, 198' ± West of North Bayou Street)

Parking Surface, Parking Ratio and Access Variances to allow an aggregate surface, seven parking spaces and a 9 foot wide driveway; asphalt, concrete or an alternative paving surface, with eight parking spaces and a 24 foot wide driveway is required for two way access in a B-4, General Business District.

2. **#5092**
(Case #ZON2002-00006)
Faulk & Foster o/b/o Louisiana Unwired
1509 Government Street
(South side of Government Street, 100' ± East of Tuttle Avenue, extending to the East side of Tuttle Avenue, 50' ± North of Church Street, and the North side of Church Street, 100' ± East of Tuttle Avenue)
Height, Setback and Buffer Separation Variances to allow a 41 foot flagpole rooftop Telecommunications Tower; the maximum height of an antenna located on an Antennae Support Structure is 20 feet, to allow 89 feet overall height, to allow a 10 foot setback from the property line and a buffer separation of 25' from residential property; a maximum height of 45' is allowed, a minimum setback of 41 feet is required from the property line and a minimum buffer separation of 200 feet is required from residentially zoned property in a B-2, Neighborhood Business District.

3. **#5093**
(Case #ZON2002-00007)
Jean Rumpanos
1809 Riverview Avenue
(East side of Riverview Avenue, 125' ± North of Venetia Road)
Use Variance to allow a second dwelling unit on one lot; only one dwelling unit per lot is allowed in an R-1, Single-Family Residential District.

4. **#5094/4637/4412**
(Case #ZON2002-00021)
Justine's Courtyard and Carriageway, Inc.
1306 Dauphin Street
(North side of Dauphin Street, 175' ± West of North Ann Street)
Use and Parking Surface Variances to allow the operation of a restaurant, continued use as a bed and breakfast and to allow a limestone parking surface in an R-1, Single-Family Residential District; a restaurant and bed breakfast are allowed by right in a B-2, Neighborhood Business District and parking surfaces must be asphalt, concrete or an alternative paving surface.

5. **#5095**
(Case #ZON2002-00026)
Steve Ladas
3471 Spring Hill Avenue
(Southwest corner of Spring Hill Avenue and North Bishops Lane)
Side Street Setback Variance to allow a gas pump canopy to be located 10.9 feet from the side street property line; the minimum side street setback for a corner lot is 20 feet in a B-2, Neighborhood Business District.

6. **#5096**
(Case #ZON2002-00027)
Ronald J. Wahl
3959 Higgins Road
(South side of Higgins Road, 178' ± East of Clemson Drive)
Administrative Appeal to determine if the use of additional equipment and activities are an expansion of a legal non-conforming use.

V. OTHER BUSINESS:

1. **#4941**
Charles V. Taylor
3352 Dauphin Island Parkway
(Southwest corner of Dauphin Island Parkway and Bryan Avenue)
Use and Aggregate Parking Surface Variances to allow an Automotive Repair and Body Shop in an R-1, Single Family Residential District; and to allow gravel parking surface to remain; asphalt or concrete are required for all parking and maneuvering surfaces.
Request for extension.
2. **Election of Officers**