AGENDA
August 2, 2004
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
Chairman Reid Cummings

II. APPROVAL OF MINUTES:
June 7, 2004 Meeting

III. EXTENSION:
1. #5211
   (Case #ZON2003-02414)
   Bobby J. & Roma K. Lopez
   (South side of Anna Drive, 300’+ West of Shana Drive)
   Front Yard Setback Variance to allow a new dwelling unit to be constructed 10’
   from the front (North) property line in an R-1, Single-Family Residential District; a
   minimum front yard setback of 25’ is required in an R-1, Single-Family Residential
   District.

IV. PUBLIC HEARINGS:
1. #5243
   (Case #ZON2004-00925)
   Dirt, Inc.
   5401 Bear Fork Road
   (South side of Bear Fork Road, 1,000’+ East of North University Boulevard)
   Use Variance to allow an auto wrecking yard and storage facility in an R-1, Single-
   Family Residential District; the Zoning Ordinance requires I-2, Heavy Industrial
   District with Planning Approval.

2. #5246
   (Case #ZON2004-01241)
   Delaware Street Missionary Baptist Church
   701 South Lawrence Street
   (Northeast corner of South Lawrence Street and Delaware Court)
   Side Yard Setback Variance to allow the addition of a 18.5’ x 24.75’ open carport to
   be constructed 11’ from a side (South) street property line in an R-1, Single-Family
   Residential District; a 20-foot side yard setback is required along a side street in an
   R-1, Single-Family Residential District
3. #5247
   (Case #ZON2004-01257)
   Eliska Wireless Ventures I, Inc.
   2262 Hillcrest Road
   (West side of South University Boulevard, 950’+ North of Cottage Hill Road)
   Height, Setback and Access/Maneuvering Surface Variances to allow the
   construction of a 150’ Monopole Telecommunications Tower, setback 25’ from a
   lease parcel line, with a gravel drive and parking; the maximum allowable height is
   45’, a 150’ tower must be setback at least 150’ from a lease parcel line and
   access/maneuvering areas for towers must be asphalt, concrete or an approved
   alternative paving surface, in a B-2, Neighborhood Business District.

4. #5248
   (Case #ZON2004-01307)
   Dora Finley
   501 Monroe Street
   (Southwest corner of South Lawrence Street and Monroe Street)
   Use Variance to allow the conversion of a single-family dwelling into a duplex unit
   in an R-1, Single-Family Residential District; two family dwelling units are allowed
   in R-2, Two-Family Residential Districts.

5. #5249
   (Case #ZON2004-01315)
   Saint Peter Baptist Church
   (Southeast corner of New Jersey Street and South Bayou Street)
   Sign Variance to allow an 8’ x 5’ illuminated double-sided off-site sign in an R-1,
   Single-Family Residential District; the Zoning Ordinance only allows off-site signs if
   the sign replaces an existing off-site sign.

6. #5250
   (Case #ZON2004-01328)
   JJT, an Alabama General Partnership
   1419 East I-65 Service Road South
   (Southeast corner of East I-65 Service Road South and Pleasant Valley Circle)
   Sign Variance to allow four free-standing signs on a multi-tenant site with 1,147
   linear feet of road frontage; a maximum of two free-standing signs are allowed for a
   multi-tenant site with 1,147 linear feet of road frontage.

7. #5251
   (Case #ZON2004-01334)
   Merritt and Walding Properties
   1363 Government Street
   (Southeast corner of Government Street and Everett Street)
   Front Setback to allow a 33.6’ x 57.6 canopy to be constructed 9.83’ from the front
   (North) property line in a B-2, Neighborhood Business District; a minimum 25-foot
   front setback is required in all commercial districts.
8. #5252
   (Case #ZON2004-01341)
   **Austal USA**
   (South side of Dunlap Drive, between Dunlap Drive & Highway 90, adjacent to the North side of Bankhead Tunnel)
   Parking and Use Variances to allow 94 parking spaces in an R-1, Single-Family Residential District; the Zoning Ordinance requires all parking to be located on site and a parking lots are prohibited in R-1, Single-Family Residential Districts.

9. #5253
   (Case #ZON2004-01536)
   **Persons Development & Construction Services, LLC**
   (Southwest corner of Grant Street and Cottage Hill Road)
   Fence Height Variance to allow construction of a 7’ masonry wall, 1’ 2” from the side street property line; a 20’ side yard setback is required from a side (east) property line for a 7’ high wall in an R-1, Single-Family Residential District.

10. #5254
    (Case #ZON2004-01542)
    **William J. Casey, II**
    3108 Pleasant Valley Road
    (Northeast corner of Pleasant Valley Road and Myra Drive)
    Use and Parking Ratio Variances to allow a law office and four parking spaces in an R-1, Single-Family Residential District; a law office requires a minimum of B-1, Buffer Business District and five parking spaces are required.

11. #5255
    (Case #ZON2004-01545)
    **Greg & Pam Breedlove**
    66 Turnin Lane
    (West side of Turnin Lane, 422’ + South of Wimbledon Drive West)
    Side Yard, Total Combined Side Yard, and Fence Height Variances to allow additions and renovations to a residential structure within five-feet of a side property line, a total combined side yard of 15 feet, and a seven-foot high fence/wall within 22-feet of the front property line; an eight-foot setback is required from a side property line, a total combined side yard of 20-feet is required for residential structures on a lot 60 feet wide or wider, and a 25-foot front yard setback is required in an R-1, Single-Family Residential District.

12. #5256
    (Case #ZON2004-01546)
    **Tom & Donna Henderson**
    4257 Stein Avenue
    (Southeast corner of Stein Avenue and Dilston)
    Side Yard Setback Variance to allow a 34’ 6” x 32’ garage 16’ from the side (west) street property line; a 20’ side yard setback is required for a corner lot than is 60’
or wider in a R-1, Single-Family Residential District.

13. #5257
   (Case #ZON2004-01588)
   City Of Mobile Urban Development Department
   North side of Old Shell Road, 550’ + East of Pine Street
   (adjacent to the South of LifeTouch Portraits—957 Springhill Avenue)
   Administrative Review to determine if the staff erred in granting legal, non-conforming status to an unpaved, commercial driveway in an R-1, Single-Family Residential District.