

**AGENDA
NOVEMBER 1, 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 Variance to allow a contractor's storage yard and helicopter landing/refueling pad 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.

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.

VI. OTHER BUSINESS