

**AGENDA
FEBRUARY 4, 2019
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

	William L. Guess, Chairman
	Sanford Davis, Vice-Chairman
	Vernon Coleman
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	John Burroughs

III. HOLDOVERS:

1. **#6020/3149/1870**
(Case #ZON2015-02567)
McDowell Knight Roedder & Sledge, LLC
501 & 581 Cochrane Causeway
(West side of Cochrane Causeway, 3/4 ± North of the Bankhead Tunnel.)
Administrative Appeal of a staff determination that the handling and storage of coal in an I-2, Heavy Industry District requires Planning Approval. The applicant contends that coal is not a hazardous material, and therefore should not require Planning Approval.
Council District 2

2. **#6232**
(Case #BOA-000795-2018)
PH Building and Design
152 & 156 South McGregor Avenue
(East side of South McGregor Avenue, 125'± South of Dunleith Court [private street]).
Front Yard Setback Variance to allow a 6'-tall masonry wall to encroach 15' within the Front Yard Setback in an R-1, Single-Family Residential District; the

Zoning Ordinance does not allow masonry walls taller than 3' within 25' of a front property line in an R-1, Single-Family Residential District.
Council District 5

IV. PUBLIC HEARINGS:

3. **#6233**
(Case #BOA-000804-2018)
Tom Godfrey
400 Dunlap Drive
(South terminus of Dunlap Drive [private drive]).
Site Variance to allow a 150' tall flagpole in an I-2, Heavy Industrial District; the Zoning Ordinance states that no structure shall be designed, erected or altered to exceed 100' in an I-2, Heavy Industrial District.
Council District 2

4. **#6234**
(Case #BOA-000805-2019)
Scott Services
3250 Airport Boulevard
(Northeast corner of Airport Boulevard and Interstate 65).
Sign Variance to allow a second wall sign for a street frontage for a single business on a multi-tenant site in a B-3, Community Business District; the Zoning Ordinance allows one wall sign per street frontage for a multi-tenant site in a B-3, Community Business District.
Council District 5

5. **#6235**
(Case #BOA-000807-2019)
Leslie Ridley (Child Day Care Association, Inc.)
209 South Washington Avenue
(Northeast corner of Canal Street and South Washington Avenue).
Setback Variance to allow the construction of a 10' x 12' playhouse with toy storage in the required building setback in a T-4, Sub District of the Downtown Development District; the Zoning Ordinance requires that any outbuilding have a setback to the rear of the façade in a T-4 Sub District of the Downtown Development District.
Council District 2

6. **#6236/6237/6238/6135/6136/6137**
(Case #BOA-000813-2019, BOA-000814-2019, and BOA-000816-2019)
Dennis McLeod
451 & 457 Dauphin Island Parkway, 1965 & 1967 Antoine Street and 1968 Duncan Street

**Board of Zoning Adjustment
February 4, 2019**

(Southeast corner of Dauphin Island Parkway and Antoine Street, extending to the North side of Duncan Street, 150'± East of Dauphin Island Parkway.)

Use, Front Setback, Reduced Tree Planting, Landscaping, Surfacing, and Maneuvering Variances to allow the storage of commercial equipment in two R-1, Single-Family Residential Districts, and to allow two existing buildings within the 25' front setback, reduced tree plantings, no landscape area, aggregate surfacing, and vehicular maneuvering area within the public right-of-way for a single-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance requires a minimum of an I-1, Light Industry District for the storage of commercial equipment, and a minimum 25' front setback for all structures, full compliance with the tree planting and landscaping area requirements, all parking to be paved with concrete, asphaltic concrete, asphalt, or approved alternative parking surface, and all vehicular maneuvering areas to be located out of the right-of-way for a single-tenant commercial site in a B-3, Community Business District.

Council District 2

7. #6239

(Case #BOA-000817-2019)

Smith, Clark & Associates, LLC

5216 Overlook Road

(Northwest corner of Overlook Road and North University Boulevard).

Use Variance to allow the operation of an internet based automobile brokerage business in a B-2, Neighborhood Business District; the Zoning Ordinance does not allow automobile sales in a B-2, Neighborhood Business District.

Council District 7

V. OTHER BUSINESS: