

AGENDA
December 5, 2016
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman William L. 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 #ZON2015-01651)

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. **#6065**
(Case #ZON2016-01992)
Healthy Hotels, Inc.
3896 Michael Boulevard
(Northwest corner of Michael Boulevard and Downtowner Boulevard).
Use Variance to allow auto sales in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum of a B-3, Community Business District for auto sales.
Council District 5

IV PUBLIC HEARINGS:

3. **#6066**
(Case #ZON2016-02119)
Victor R. Ferrer
6424 Lubarrett Way
(North side of Lubarrett Way, 87'± West of Cathedral Way).
Use Variance to allow two dwellings in an R-1, Single Family Residential District; the Zoning Ordinance allows only one dwelling per lot in an R-1, Single Family Residential District.
Council District 6
4. **#6067/6022**
(Case #ZON2016-02151)
Steve Stone (Authorized Agent)
600 Government Street
(Northwest corner of Government Street and South Warren Street).
Use, Site, and Sign Variances to allow the processing of food and beverage products, the erection of an alternative vegetative screening type, and a wall sign to project beyond the roof line in a T5.1 Zoning Subdistrict in the Downtown Development District; the Zoning Ordinance requires a minimum of a SD-WH Subdistrict to allow the processing of food and beverage products, shrubs as screening, and signs not to extend beyond the roofline in the Downtown Development District.
Council District 2
5. **#6068**
(Case #ZON2016-02168)
Wrico Signs Inc. for Christ United Methodist
6101 Grelot Road
(South side of Grelot Road, 913'± West of Knollwood Drive).
Sign Variance to allow an electronic message center sign for a church less than 300' from other residentially zoned property in an R-3, Multiple-Family District; the Zoning Ordinance requires electronic message center signs to be located a minimum of 300' from other residentially zoned property in an R-3, Multiple-Family District.
Council District 6

6. **#6069/6027/5706/1048**
(Case #ZON2016-02169)
Ernest W. Whiston, Manager, E Square, LLC
2724 Old Shell Road
(Northeast corner of Old Shell Road and Bay Shore Avenue)
Parking Ratio, Front Setback, Side Street Side Yard Setback, and Tree Planting Variances to allow an existing 12,641 square-foot structure that is within 22 feet from the front property line and within zero feet (and extends into the right-of-way) of the side property line, to be converted into a retail business and restaurant and 64 parking spaces with reduced frontage tree plantings in a B-2, Neighborhood Business District; the Zoning Ordinance requires at least a 25-foot front yard setback and a 20-foot side street side yard setback, at least 68 onsite parking spaces for retail business and restaurant, and full compliance with tree planting requirements in a B-2, Neighborhood Business District.
Council District 1

7. **#6070**
(Case #ZON2016-02171)
BJ's Restaurants, Inc.
3748 Airport Boulevard
(North side of Airport Boulevard, 410'± East of Lleyn Avenue).
Sign Variance to allow 5 wall signs and 1 freestanding sign for a single business site in a B-3, Community Business District; the Zoning Ordinance allows 2 wall signs and 1 freestanding sign per single business site in a B-3, Community Business District.
Council District 5

8. **#6071**
(Case #ZON2016-02181)
Michel R. Delaney
69 Oakland Avenue
(Southeast corner of Oakland Avenue and Ridgelawn Drive East).
Setback Variance to allow an outdoor kitchen 1' foot from the side yard property line in an R-1, Single Family Residential District; the Zoning Ordinance requires a minimum 8' side yard setback for all building structures in an R-1, Single Family Residential District.
Council District 7

9. **#6072**
(Case #ZON2016-02182)
Signs Now 144
5466 Inn Road
(West side of Inn Road, 154'± South of Tillmans Corner Parkway).
Sign Variance to allow a 49.7' tall freestanding sign in a B-3, Community Business District; the Zoning Ordinance does not allow freestanding signs to exceed a maximum height of 35' in a B-3, Community Business District.
Council District 4
10. **#6073**
(Case #ZON2016-02184)
Keith W. Sherrill
806 Monroe Street
(North side of Monroe Street, 125'± East of South Jefferson Street).
Sign Variance to allow a painted mural wall sign along the primary frontage in a T.5-1 Sub-District site within the Downtown Development District; the Zoning Ordinance requires that painted mural wall signs only be permitted along secondary frontages and walls internal to a property within the Downtown Development District.
Council District 2
11. **#6074**
(Case #ZON2016-02185)
Keith W. Sherrill
806 Monroe Street
(North side of Monroe Street, 125'± East of South Jefferson Street).
Use Variance to allow a microbrewery in a T.5-1 District site within the Downtown Development District; the Zoning Ordinance requires a minimum of a SD-WH Sub-District to allow a microbrewery within the Downtown Development District.
Council District 2
12. **#6075**
(Case #ZON2016-02188)
Gulf Coast Ducks, LLC
650 St. Anthony Street
(Northwest corner of St. Anthony Street and North Dearborn Street).
Site Variance to allow a 6-foot tall chain link fence in a SD-WH Sub-District site within the Downtown Development District; the Zoning Ordinance requires that a fence or wall installed along the front property line not exceed 4 feet in height and be made of wood picket, wood slat, wood lattice, iron or steel, brick, stone, stucco over masonry, or aluminum that appears to be iron in a SD-WH Sub-District.
Council District 2

13. #6076

(Case #ZON2016-02207)

Lyle Machinery Co.

4370 Rangeline Road

(North side of Halls Mill Road, 690'± West of Rangeline Service Road South).

Use and Surfacing Variances to allow a heavy equipment retail sales and repair facility with substandard surfacing for a parking and display area in an B-3, Community Business District; the Zoning Ordinance requires a minimum of an I-1, Light Industry District for a heavy equipment retail sales and repair facility and surfaces to be paved with asphalt, concrete, or an approved alternative paving surface in all parking and display areas.

Council District 4

14. #6077

(Case #ZON2016-02274)

Epeval Taylor

2535 Tanglewood Circle

(West terminus of Tanglewood Circle).

Setback Variance to allow a deck to be within 5' of the rear property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires all structures to be a minimum of 8' from the rear property line in an R-1, Single-Family Residential District.

Council District 7

V. OTHER BUSINESS