AGENDA
MAY 6, 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. #6243/5603
   (Case #BOA-000841-2019)
   Church Street Apartments, LLC
   1400 Church Street
   (Northwest corner of Church Street and Everett Street)
   Use, Parking Ratio, Access/Maneuvering and Front Landscaping Variances to allow an apartment building in an R-1, Single-Family Residential District, with a reduced number of parking spaces, substandard access width and a reduced front landscaping ratio; the Zoning Ordinance does not allow an apartment building in an R-1, Single-Family Residential District, and a compliant number of parking spaces is required, with compliant access and maneuvering space, and compliant front landscaping area must be provided.
   Council District 2

2. #6245
   (Case #BOA-000867-2019)
   Wrico Signs Inc. for Legacy Village (Richard Inge)
   3700 Dauphin Street
   (Northwest corner of Dauphin Street and Du Rhu Drive).
   Off-Premise Sign Variance to allow an off-premise pylon tenant panel for various
Board of Zoning Adjustment  
May 6, 2019  

retail tenants in a B-2, Neighborhood Business District; the Zoning Ordinance requires all signage to be on-premise for all retail establishments in a B-2, Neighborhood Business District.  
Council District 7  

IV. PUBLIC HEARINGS:  

3. #6249  
(Case #BOA-000872-2019)  
MAANKI, LLC  
6630 Rangeline Road  
(Northwest corner of Rangeline Road and Hamilton Boulevard).  
Use Variance to allow a liquor store in an I-1, Light Industrial District; the Zoning Ordinance does not allow liquor stores in an I-1, Light Industrial District.  
Council District 4  

4. #6250  
(Case #BOA-000883-2019)  
Eco-Site II, LLC  
431 Azalea Road  
(East side of Azalea Road, 340’± South of Bourgeois Drive).  
Height, Setback, Residential Buffer, and Landscape Variances to allow a 150’ monopole with a 10’ lightning rod, 27.25’± setback from the lease parcel line, approximately 105’± from R-1, Single Family Residential Districts, and no tree planting or landscape area requirements in a B-1, Buffer Business District; the Zoning Ordinance limits structures in a B-1, Buffer Business District to 45’ tall, requires monopoles to be setback a distance equal to the height of the tower from the lease parcel line, requires a 225’ buffer from R-1, Single Family Residential Districts, and full compliance with tree planting and landscape area requirements.  
Council District 5  

5. #6251  
(Case #BOA-000874-2019)  
U-Haul Company of South Alabama (Madison Wilson, Agent)  
6715 Old Shell Road  
(South side of Old Shell Road, extending to the North side of Dickens Ferry Road, 619’± East of Foreman Road).  
Use Variance to allow truck leasing in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum of a B-3, Community Business District, for truck leasing.  
Council District 7
6.  #6252
    (Case  #BOA-000885-2019)
    Katherine Zarzour
    3456 Stein Avenue
    (Northeast corner of Dogwood Lane and Stein Avenue).
    **Setback Variance to allow an existing 6’ high privacy fence to remain on a side**
    **street side yard property line in an R-1, Single Family Residential District; the**
    **Zoning Ordinance requires all structures over 3’ to be located outside of recorded**
    **setbacks in an R-1, Single Family Residential District.**
    Council District 7

7.  #6253
    (Case  #BOA-000886-2019)
    Anne S. Weaver
    4 Benedict Place
    (West side of Benedict Place, 63’ South of Dauphin Street).
    **Setback Variance to allow a garage/storage building within 8’ of the side and rear**
    **property lines in an R-1, Single Family Residential District; the Zoning Ordinance**
    **requires 8’ minimum side and rear yard setbacks for structures over 3’ tall in an**
    **R-1, Single Family Residential District.**
    Council District 1

8.  #6254
    (Case  #BOA-000889-2019)
    Richard S. Meador Jr. & Kimberly B. Meador
    51 Ridgelawn Drive West
    (West side of Ridgelawn Drive West, at the West terminus of Ridgelawn Drive).
    **Use Variance to allow a second kitchen inside a pool house in an R-1, Single Family**
    **Residential District; the Zoning Ordinance limits dwellings to a single kitchen in an**
    **R-1, Single Family Residential District.**
    Council District 7

9.  #6255/4459/4458/4453/523
    (Case  #BOA-000891-2019)
    Weinacker Shopping Center (Wrico Signs Inc., Agent)
    1550 Government Street
    (Northwest corner of South Catherine Street and Government Street extending to the East side of Macy Place).
    **Sign Variance to allow a total of 4 signs (3 wall and 1 freestanding) totaling 199.99**
    **square feet at a single business site along Government Street in a B-2,**
    **Neighborhood Business District; the Zoning Ordinance limits single business sites**
    **to a total of 3 signs not to exceed 64 square feet total along Government Street in a**
    **B-2, Neighborhood Business District.**
    Council District 2
10. **#6256**  
   (Case #BOA-000892-2019)  
   **Robert L. Fleming, III**  
   4955 Carmel Drive  
   (South side of Carmel Drive North, 85’ East of Springpark Drive East).  
   **Setback Variance to allow the construction of a carport with reduced side yard setbacks in an R-1, Single Family Residential District; the Zoning Ordinance requires 8’ minimum side and rear yard setbacks for structures over 3’ tall in an R-1, Single Family Residential District.**  
   Council District 7

11. **#6257**  
   (Case #BOA-000893-2019)  
   **Smith, Clark, & Associates, LLC**  
   3950 Old Shell Road  
   (Northwest corner of Old Shell Road and Provident Lane).  
   **Setback Variance to allow the construction of a garage with reduced side and rear yard setbacks in an R-1, Single Family Residential District; the Zoning Ordinance requires 8’ minimum side and rear yard setbacks for structures over 3’ tall in an R-1, Single Family Residential District.**  
   Council District 7

V. **OTHER BUSINESS:**

   Approval of Minutes for December 3, 2018 and January 7, 2019 for the case shown below:

   **#6224**  
   (Case #BOA-000741-2018)  
   **Robert Myers**  
   2955 & 2989 Dauphin Street  
   (Southeast corner of Dauphin Street and South Sage Avenue).  
   **Use Variance to allow a car wash in a B-2, Neighborhood Business District; the site was rezoned to B-2, Neighborhood Business District, via Ordinance 64-049 which has been construed to limit use to a drug store or a bank.**  
   Council District 1