

**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**

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

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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

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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