

BOARD OF ZONING ADJUSTMENT MINUTES
MEETING OF JUNE 3, 2002 - 2:00 P.M.
MOBILE GOVERNMENT PLAZA, MULTI-PURPOSE ROOM

MEMBERS PRESENT

John Peebles, Chairman
Richard Collier
Rev. Clarence Cooke
H. Lamar Lee
Reid Cummings

MEMBERS ABSENT

Rev. P. H. Lewis
Edley Hubbard (S)

STAFF PRESENT

Frank Palombo, Planner I
Timothy Ashley, Planner I
Rose Murphy, Secretary II

OTHERS PRESENT

David Roberts, Traffic Engineering
David Daughenbaugh, Urban Forestry
John Lawler, Assistant City Attorney

Chairman Peebles noted the number of members present constituted a quorum and called the meeting to order.

The notation *motion carried unanimously* indicates a consensus, with the Chairman voting.

APPROVAL OF MINUTES:

A motion was made by Mr. Collier and seconded by Rev. Cooke to approve the minutes of the meeting of May 6, 2002, as submitted. The motion carried unanimously.

#5116

(Case #ZON2002-01123)

Jennifer Ann McDill

307 South Georgia Avenue

(East side of South Georgia Avenue, 156' ± South of Texas Street)

Side Yard Setback Variance to allow the construction 29' 5" x 12' addition 6.2' from the South property line; a 7.42' minimum side yard setback is required in an R-1, Single-Family Residential District.

The plan illustrates the existing structure and the proposed addition.

Ms. Jennifer Ann McDill, the applicant, stated that she was seeking approval for a side yard setback variance to allow her to construct an addition, which would follow the plane of the existing structure. She went on to say that the Architectural Review Board had approved the plan for the addition.

There was no one present in opposition.

A motion was made by Mr. Collier and seconded by Rev. Cooke to approve the request for a Side Yard Setback Variance to allow the construction 29' 5" x 12' addition 6.2' from the South property line subject to the following conditions:

1. the approval from the Architectural Review Board prior to the issuance of any permits; and
2. the provision of gutters and downspouts.

The motion carried unanimously.

#5117

(Case #ZON2002-01129)

Robert A. Napier

June 3, 2002

1808 Ridge Court

(Southwest corner of Ridge Court and Burnt Wood Drive)

Side Yard Setback Variance to allow a 20' x 35' covered RV storage building 5' from the South property line; an 8' minimum side yard setback is required in an R-1, Single-Family Residential District.

The plan illustrates the existing structures and setbacks.

Mr. Alex Napier, the applicant, requested a holdover of this application to the August 5, 2002, meeting in order for him to meet on-site with the staff to clarify questions.

A motion was made by Mr. Cummings and seconded by Mr. Collier to hold over the request for a Side Yard Setback Variance to allow a 20' x 35' covered RV storage building 5' from the South property line until the August 5, 2002, meeting.

The motion carried unanimously.

#5118

(Case #ZON2002-01131)

Mobile Press Register, Kent Broom, Agent

401 North Water Street

(Southwest corner of North Water Street and Beauregard Street, extending West to Jackson Street and South to Adams Street)

Sign Variance to allow three freestanding signs on a single tenant site; a maximum of one freestanding sign is allowed on a single tenant site.

The plan illustrates the structure and parking under construction, and the proposed sign locations.

Mr. Kent Broom of Kent Broom, Inc., Daphne, Alabama, represented the applicant and stated that they were requesting a variance to allow more than three freestanding signs on site. The reason for the request was due to the size of the property. He felt that due to the large number of people who visited the site on a daily basis, visual directional parking aids with the business name were necessary. The proposed signs would be located at the intersection of Water and Beauregard Streets, at the guest parking lot, and on Beauregard Street at the west end of the property, where shipping/receiving, employee parking, and a distribution center would be located. Mr. Broom said there would be no wall-mounted signs.

There was no one present in opposition.

A brief discussion centered on freestanding directional signs allowed by the Ordinance. It was noted that the applicant wanted to use the business name on the freestanding signs, which was not allowed by the Ordinance.

Mr. Dave Roberts requested that the Traffic Engineering Department be consulted about placement of signs, if the request was approved.

A motion was made by Mr. Collier and seconded by Mr. Cummings to approve the request for a Sign Variance to allow three freestanding signs on a single tenant site subject to the following condition:

1. location of signs to be approved by the Traffic Engineering Department.

The motion carried unanimously.

#5119

(Case #ZON2002-01132)

Pat McAleer

2473 Eslava Creek Parkway

(South side of Eslava Creek Parkway, 603' ± East of Government Boulevard)

June 3, 2002

Use Variance to allow a welding and metal fabrication shop in a B-3, Community Business District; an I-1 light Industrial District is required.

The plan illustrates the existing structure, parking and easements.

Mr. Pat McAleer, the applicant, stated that the proposed tenant was currently doing business on Eslava Creek Parkway and Commercial Park Drive, to the rear of the subject property. He said there was a letter in the file that indicated the nature of the proposed business.

A brief discussion centered on the type of metal fabrication to be done at the site because a noise factor might be involved. Mr. McAleer had no knowledge that metal stamping would take place on the site. He said that if that process would be involved, it was currently done at the site next door to the proposed site.

There was no one present in opposition.

A motion was made by Mr. Cummings and seconded by Mr. Lee to approve the request for a Use Variance to allow a welding and metal fabrication shop in a B-3, Community Business District.

The motion carried unanimously.

OTHER BUSINESS:

Appeals

Mr. Lawler stated that an agreement had been reached in the case involving the 6' monument sign on Hillcrest Road, and that Board approval was required. The agreement was for construction of a 22' sign. He recommended that the Board accept the agreement and authorize him to proceed with joining the litigants to settle the case.

A motion was made by Mr. Cummings and seconded by Rev. Cooke to accept the agreement for a 22' sign and authorize Mr. Lawler proceed with joining the litigants to settle the case.

The motion carried unanimously.

There being no further business, the meeting was adjourned.

APPROVED: July 8, 2002

Chairman of the Board

/rm