

NOTICE TO THE PUBLIC AND NOTICE TO THE OWNERS OF
PROPERTY AFFECTED BY THE DECISIONS OF THE
BOARD OF ZONING ADJUSTMENT

Public notice is hereby given of a Public Hearing to be held by the Board of Zoning Adjustment of the City of Huntsville, on the 18th of March at 6:00 p.m., **on the 2nd Floor in the City Council Chambers of the New City of Huntsville Administration Building at 305 Fountain Circle Huntsville, AL 35801** in the City of Huntsville, Alabama, at which hearing it is to be determined whether or not the Board of Zoning Adjustment of the City of Huntsville, Alabama, shall give its written approval of the following variances and/or special exceptions:

1. A special exception to allow a special event retailer in a Residence 1-A Zoning District at 901 Kennamer Drive SE, Marie Bostick of The Huntsville Land Trust of North Alabama, Inc., appellant.
2. The location of a drive aisle, location of a dumpster, and the location of PVA in a Residence 2 Zoning District at 11544 Memorial Parkway SW, Corey Shoop of Goodwyn Mills Cawood, LLC., for Russell Pate of Foresight Oneonta, LLC., appellant.
3. A use variance to allow a manufactured home in a Planned Industrial Zoning District at 2093 Swancott Road SW, James Waddle, Jr., appellant.
4. The location of a structure at 122 Steele Street NE, Jim Caudle, appellant.
5. A use variance to allow a professional office in a Residence 1-B Zoning District at 3901 Governors Drive SW, Howard A. Soohoo of Kona Group, LLC., appellant.
6. The location of a structure at 212 Jones Valley Drive SW, William Bajoras, appellant.
7. A use variance to allow a single-family residence in a Neighborhood Business C-1 Zoning District at 1422 McCrary Street NW, Malcolm Gopher, appellant.
8. A use variance to upgrade and expand an existing full-service gas station (with mechanic shop) to a traditional convenience store with retail sales. We are going to remove the mechanic function of the existing gas station. The request to expand the convenience store is to allow for the addition of exterior walk-in coolers on the north and east side of the building. We are requesting to add restrooms to the exterior of the building on the east side. We are requesting to expand the existing gas pump canopy towards Madison Street. This request will also require a use variance to allow a convenience store with a deli/restaurant, a use variance to allow beer & wine sales, and a PVA lighting & PVA landscaping variance in a Medical Zoning District at 825 Madison Street SE, Keith Dillard for Mansour Azizkhani of NPN, LLC, appellant.
9. The location of a structure to revise a previously approved tree remediation plan at 4103 Piedmont Drive SE, Keith Mandel P.E. for Jitesh Kar, appellant.
10. A continuation of a use variance to allow a Class I lounge with entertainment in a Light Industrial Zoning District, a distance separation variance to allow a Class I Lounge with entertainment from an existing Class I Lounge and a distance separation variance to allow a Class I Lounge from a protected use at 2620 Clinton Avenue NW, Unit 1-D, John W. Chamness, IV of Stephens Entertainment, LLC., appellant.

11. The location of a structure at 400 Governors Drive SW, Allen Hawkins of Terra Equities, LLC., appellant.
12. A use variance to allow a construction office with exterior storage and a gravel parking lot in a Neighborhood Business C-1 Zoning District at 2812 Drake Avenue SW, Jon Harrison of Harrison Family Properties, LLC., appellant.
13. A variance to allow a reduction in side yard setbacks for 200 lots in a Residence 2 Zoning District and Residence 2B Zoning District at Vacant lots east of the former Intergraph Campus on Dunlop Boulevard and vacant lots south of the Towne Madison Development a.k.a PPINs 65589 & 55638 a.k.a proposed addresses as follows: 100 Block Esplanade Court, 200 Block of Esplanade Court, 200 Block of Decatur Drive, 700 Block of Parasol Street, 600 Block of St. Claude Place, 700 Block of St. Claude Place, 600 Block of Frenchmen Street, and the 600 Block of Freret Court a.k.a 200 lot proposed Subdivision, Karl Breland of Old Town II, LLC, appellant.
14. A variance to approve a tree remediation plan due to violations within the slope development district at 15111, 15105, 15099, 15093, 15087, 15081, 15075, 15069, 15063 Wade Point Road SE (A.K.A. Lots 1 through 9 of the Estates at Wade Point Subdivision, south of 15045 Wade Point Road SE and north of 15125 Wade Point Road SE, including PPIN's: 86621, 574664, 575890, 575891, 576724, 576725, 86619, 577537, and 577538), Alex Maxwell of Diltina Development Corporation, appellant.
15. A variance to allow a tree remediation plan due to violations within the slope development district on a lot that includes colluvium soil at Tract 1 of the Sunset on Green Mountain Subdivision, (A.K.A. PPIN 536224, west of 5106, 5100, 5094, 5088, and 5082 Willow Drive SE (A.K.A. Lots 3 through 8 of the Sunset on Green Mountain Subdivision on Willow Drive SE, including PPIN's: 536221, 572526, 572527, 572528, 572529, 572530, and east of Green Mountain Road), Alex Maxwell of Diltina Development Corporation, appellant.
16. A variance to allow a tree remediation plan due to violations within the slope development district at 5112, 5106, 5100, 5094, 5088, and 5082 Willow Drive SE (A.K.A. Lots 3 through 8 of the Sunset on Green Mountain Subdivision, south of 5076 Willow Drive SE and north of 5124 Willow Drive SE, including PPIN's: 536221, 572526, 572527, 572528, 572529, and 572530), Alex Maxwell of Diltina Development, Corporation, appellant.
17. A special exception to allow patio seating in a Neighborhood Business C-1 Zoning District at 2626 Carl T. Jones Drive SE, Unit A, Utkarsh Rajesh Patel of L.C. Valley Inc., appellant.
18. A use variance to allow exterior storage in a Neighborhood Business C-1 Zoning District at 1315 and 1317 Virginia Boulevard NW, George Twitty Jr. of Virginia Boulevard, LLC., appellant.

Extensions

- 9857 The location of a structure and a height variance at 1513 Big Cove Road SE, Martell Holt of Holt Media Group, LLC, appellant.