**BOARD OF ZONING ADJUSTMENT**

**Agenda**

**February 20, 2024**

1. The location of a structure at **3316 East Tucker Drive NW**, Susan Ragland, appellant.
2. A use variance to allow the Boys & Girls Club of North Alabama in a Residence 1A Zoning District at **3911 Pulaski Pike NW**, Patrick Wynn of Boys & Girls Club of North Alabama, INC., appellant.
3. A use variance to expand an existing communications repeater station at **2031 Blue Spring Road NW**, Karl Lederman of Murphy Company Mechanical Contractors and Engineers, LLC for Level 3 Communications LLC, appellant.
4. The location of a structure at **112 Beirne Avenue NW**, Matthew B. Pepper, appellant.
5. The location of a structure at **2026 Front Street NE**, William R. Blackwell of Halliburton Surveying and Mapping, Inc. for Lakshmi Nallamala of Lincoln Village Preservation Corporation, appellant.
6. The location of a structure at **2030 Front Street NE**, William R. Blackwell of Halliburton Surveying and Mapping, Inc. for Lakshmi Nallamala of Lincoln Village Preservation Corporation, appellant.
7. PVA landscaping at **401 Clinton Avenue E**, Nicole Rhodes of 401 Clinton, LLC, appellant.
8. PVA landscaping, location of PVA, and the location of a structure at **PPIN 12108, 41179, 12109 (Meridian Street) 1209 Meridian Street aka vacant property north of Abingdon and south of Maple Avenue on the East side of Meridian Street,** Collin Orcutt of Schoel Engineering for Kevin L. Crabb and Zachary Edkar Knight of CHASE CK, LLC, appellant.
9. The location of a structure at **2034 Winchester Road NW**, Sabas Bonilla and Reyna Vallejo, appellant.
10. 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. A special exception to allow an alcoholic beverage manufacturer in Highway Business C4 Zoning District at **5729 Cove Commons Drive SE, Unit A**, Eric Cornelius, appellant.
12. The location of a structure at **3706 Fearn Street SE**, Jason M. Phillips P.E. of J.M. Phillips Engineering, LLC, for Ray French, appellant.
13. A special exception to allow a ready-mix concrete plant in a Heavy Industry Zoning District at **PPIN 21412, A.K.A. 720, 722, and 898 Church Street NW**, Jason Phillips of J.M. Engineering, LLC, for Moon Concrete Services, Inc., appellant.
14. The location of a structure at **711 Eustis Avenue SE**, Edward T. Jones of Edward T. Jones, Architect P.C. for George King, appellant.
15. The location of a structure at **623 Eustis Avenue SE**, Richard Long of Long & Long Design, LLC, for Vaughn McCrary, appellant.
16. A use variance to allow a massage parlor in a Residence 2 Zoning District at **2436 Pansy Street SW**, Tess Karpowich of Tess Therapeutic Massage, LLC, appellant.
17. A use variance to allow the reconstruction of an existing duplex in a Residence 1-B Zoning District at **3501 & 3503 Fairview Street SW**, Kane Rigsby of Eagle Egg Properties, LLC, appellant.
18. The location of a structure at **2926 Madrey Lane SE**, David Mauriel, appellant.
19. A rear yard lot coverage variance at **1205 Randolph Avenue SE**, Joseph Bonometti, appellant.
20. The location of a structure at **3020 Ginn Point Road SE**, John C. Mizell of Mizell’s Renovations, LLC for Krista Berg, appellant.
21. PVA lighting and PVA landscaping variance at **4710 University Drive NW**, Richard A. Somers of Somers Consulting Services, LLC for Charles Kramer of Huntsville West Limited Partnership, appellant.
22. A use variance to build a single-family dwelling on a lot without the required minimum road frontage in a Residence 1A Zoning District at **2002 Glennmoore Drive NE (vacant lot), AKA 37 acre vacant lot at the dead end of Glennmoore Drive, AKA 37 acre vacant lot northwest of 2467 Oakwood Avenue and 2501 Oakwood Avenue**, Mischa Sharpe, appellant.