



Board of Zoning Adjustments Agenda October 19, 2023

5:00PM Work Session and 5:30PM Regular Meeting

Location: Athens City Hall, Council Chambers, 200 Hobbs Street West, Athens, AL

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

- Regular Meeting Minutes - **September 21, 2023**

OLD BUSINESS

- None.

ITEMS WITHDRAWN FROM THIS MONTH'S AGENDA

- Item #10: Request of Maund Family 1, LLC regarding a variance to Zoning Ordinance §6.6.9.B(2).

NEW BUSINESS

1.) Public Hearing. Request of **Ronnie G. Coffman, Coffman Land Surveying & Mapping Co., LLC** regarding a **variance** to Zoning Ordinance §4.23 regarding building setbacks in order to correct or adjust property lines, located at 307 and 323 Thomas Street and zoned TN-2 – Traditional Neighborhood 2 District.

2.) Public Hearing. Request of **Ronnie G. Coffman, Coffman Land Surveying & Mapping Co., LLC** regarding a **variance** to Zoning Ordinance §4.23 regarding building setbacks in order to correct or adjust property lines, located at 309 and 319 Thomas Street and zoned TN-2 – Traditional Neighborhood 2 District.

3.) Public Hearing. Request of **Ronnie G. Coffman, Coffman Land Surveying & Mapping Co., LLC** regarding a **variance** to Zoning Ordinance §4.23 regarding building setbacks in order to correct or adjust property lines, located at 311 Thomas Street and zoned TN-2 – Traditional Neighborhood 2 District.

4.) Public Hearing. Request of **Ronnie G. Coffman, Coffman Land Surveying & Mapping Co., LLC** regarding a **variance** to Zoning Ordinance §4.23 regarding building setbacks in order to correct or adjust property lines, located at 315 Thomas Street and zoned TN-2 – Traditional Neighborhood 2 District.

5.) Public Hearing. Request of **Ronnie G. Coffman, Coffman Land Surveying & Mapping**



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Co., LLC regarding a **variance** to Zoning Ordinance §4.23 regarding building setbacks in order to correct or adjust property lines, located at 317 Thomas Street and zoned TN-2 – Traditional Neighborhood 2 District.

6.) Public Hearing. Request of Ronnie G. Coffman, Coffman Land Surveying & Mapping Co., LLC regarding a **variance** to Zoning Ordinance §4.23 regarding building setbacks in order to correct or adjust property lines, located at 321 Thomas Street and zoned TN-2 – Traditional Neighborhood 2 District.

7.) Public Hearing. Request of Ronnie G. Coffman, Coffman Land Surveying & Mapping Co., LLC regarding a **variance** to Zoning Ordinance §4.23 regarding building setbacks in order to correct or adjust property lines, located at 325 Thomas Street and zoned TN-2 – Traditional Neighborhood 2 District.

8.) Public Hearing. Request of Ronnie G. Coffman, Coffman Land Surveying & Mapping Co., LLC regarding a **variance** to Zoning Ordinance §4.23 regarding building setbacks in order to correct or adjust property lines, located at 327 Thomas Street and zoned TN-2 – Traditional Neighborhood 2 District.

9.) Public Hearing. Request of Ronnie G. Coffman, Coffman Land Surveying & Mapping Co., LLC regarding a **variance** to Zoning Ordinance §4.23 regarding building setbacks in order to correct or adjust property lines, located at 329 Thomas Street and zoned TN-2 – Traditional Neighborhood 2 District.

~~**10.) Public Hearing.** Request of Maund Family 1, LLC regarding a **variance** to Zoning Ordinance §6.6.9.B(2) to allow for the omission of an alley (front-loaded townhome), located directly east of Hine Street and approximately 750 feet south of West Market Street (Parcel #: 44-10-03-08-2-001-017.004) and zoned TI – Traditional Institutional District. **WITHDRAWN BY APPLICANT OCTOBER 19, 2023**~~

11.) Public Hearing. Request of Murphy Oil USA, Inc. % Gaven Ballinger regarding a **variance** to Zoning Ordinance §6.1.5.D, to allow for a reduction in the required 50' minimum setback from a major arterial, at Murphy USA located at 800 US Highway 31 S. Athens, AL 35611, and zoned B-2 - General Business District.

12.) Public Hearing. Request of Murphy Oil USA, Inc. % Gaven Ballinger regarding a **variance** to Zoning Ordinance §5.10.3 Table 5-5, to allow for the placement of the building and



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fuel canopy within the property setback line, at Murphy USA located at 800 US Highway 31 S. Athens, AL 35611, and zoned B-2 - General Business District.

13.) Public Hearing. Request of **Murphy Oil USA, Inc. % Gaven Ballinger** regarding a **variance** to Zoning Ordinance §6.1.5.D and §6.2, to reduce the required landscaping near a major arterial and in vehicular-use areas, at Murphy USA located at 800 US Highway 31 S. Athens, AL 35611, and zoned B-2 - General Business District.

14.) Public Hearing. Request of **Murphy Oil USA, Inc. % Gaven Ballinger** regarding a **variance** to Zoning Ordinance §6.1.12.I, 6.5.4, 6.5.6, and Table 6-2, regarding required parking spaces at Murphy USA located at 800 US Highway 31 S. Athens, AL 35611, and zoned B-2 - General Business District.

15.) Public Hearing. Request of **Nick Hutchins** regarding a **variance** to Zoning Ordinance Table 5-5 to reduce the rear setback at 18963 Knollwood Circle Athens, AL 35613, and zoned R-1-1 Low Density Single Family Residential.