AGENDA
NOVEMBER 2, 2015
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:
Chairman William Guess

II. ROLL CALL

<table>
<thead>
<tr>
<th>Name</th>
<th>Title</th>
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<tr>
<td>William L. Guess</td>
<td>Chairman</td>
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<tr>
<td>Vernon Coleman</td>
<td>Vice-Chairman</td>
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<td>Sanford Davis</td>
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<td>Lewis Golden</td>
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<td>Adam Metcalfe</td>
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<td>Jeremy B. Milling</td>
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<td>John Burroughs</td>
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III. HOLDOVERS:

1. #6000
   (Case #ZON2015-02042)
   Fisher Properties, LLC
   5600 U. S. Highway 90 West
   (West side of U.S. Highway 90 West, 415’± South of Sermon Road South).
   Surfacing and Tree Planting Variances to allow gravel parking and no frontage tree plantings in a B-3, Community Business District; the Zoning Ordinance requires parking surfaces be paved with asphalt, concrete, or an approved alternative paving surface and one frontage tree per every 30’ of linear frontage in a B-3, Community Business District.
   Council District 4

2. #6004
   (Case #ZON2015-02160)
   Retif Oil & Fuel
   6955 Cary Hamilton Road
   (East side of Cary Hamilton Road, 105’± North of Washington Boulevard extending to the North terminus of Burroughs Lane).
   Use and Surfacing Variances to allow aggregate surfacing in a truck maneuvering area for a petroleum distribution facility in an I-1, Light-Industry District; the Zoning Ordinance requires surfaces be paved with asphalt, concrete, or an
approved alternative paving surface in all truck maneuvering areas and requires a minimum of a I-2, Heavy Industry District for a petroleum distribution facility.

Council District 4

IV. EXTENSIONS:

3. #5956
   (Case #ZON2015-00502)
   Adline Clarke
   856 Canal Street
   (North side of Canal Street, 90’East of South Broad Street).
   Site Variance to allow a 5.21 foot front yard setback and a 5.25 foot rear yard setback, a 10 foot front yard parking setback, and to allow three understory trees between the street curb and the sidewalk, in a Downtown Development District T3 Sub-District; the Zoning Ordinance requires a 10 – 18 foot front yard setback and a 20 foot rear setback, a 30 foot front yard parking setback, and requires one overstory heritage tree for every 30 feet of frontage in a Downtown Development District T3 Sub-District.
   Council District 2

4. #5959/5942
   (Case #ZON2015-00516)
   SBA Communications, as agent for Louisiana Unwired d/b/a Sprint
   101 Dauphin Street
   (Southwest corner of Dauphin Street and South Royal Street).
   Site Variance to allow rooftop cellular communications antennae visible from the street within the Downtown Development District; the Zoning Ordinance does not allow rooftop equipment such as cellular communications antennae to be visible from the street within the Downtown Development District.
   Council District 2

IV. PUBLIC HEARINGS:

5. #6007
   (Case #ZON2015-02188)
   Sivaporn Nimityongskul
   2354 & 2410 Eloong Drive
   (East terminus of Eloong Drive).
   Parking Surface and Access and Maneuvering Variances to allow unpaved surfacing for a meditation center in an R-1, Single-Family Residential District; the Zoning Ordinance requires asphalt, concrete, or an approved alternative paving surface for parking and maneuvering areas for a meditation center in an R-1, Single-Family Residential District.
   Council District 3
6. **#6008/5824**  
   (Case #ZON2015-02206)  
   Centre for the Living Arts  
   301 Conti Street  
   (Southwest corner of Conti Street and South Jackson Street).  
   Sign Variance to allow two banner signs, one $287\pm$ square feet and one $323\pm$ square feet, to be hung for a six-month period at a non-profits arts facility in a T5.2 Sub-district; the Zoning Ordinance does not allow banners in a T5.2 Sub-district.  
   Council District 2

7. **#6010/1361**  
   (Case #ZON2015-02297)  
   Cellular South Real Estate, Inc.  
   3208 & 3210 Dauphin Island Parkway  
   (West Side of Dauphin Island Parkway, 165’+ North of Tallahassee Drive).  
   Height, Setback and Residential Buffer Variances to allow a 148' monopole telecommunications tower setback 30’ from the lease parcel line and 60’ from an R-1, Single-Family Residential District in a B-3, Community Business District; the Zoning Ordinance limits structures to a 45’ height, with telecommunications towers to be setback the height of the tower (148') from a lease parcel line, and with a residential buffer separation of 200' or 150% of the height of the tower, whichever is greater (222') in a B-3, Community Business District.  
   Council District 3

8. **#6011**  
   (Case #ZON2015-02308)  
   The Medical Clinic Board of the City of Mobile, AL – Springhill, Inc.  
   3719 Dauphin Street  
   (South side of Dauphin Street at West I-65 Service Road South).  
   Sign Variance to allow a sign to extend above the roof-line of a building and an informational sign larger than 40 square feet for a hospital in a B-1, Buffer Business District; the Zoning Ordinance prohibits any portion of a sign from extending above the roof-line of a building and does not allow informational signs larger than 40 square feet for a hospital in a B-1, Buffer Business District.  
   Council District 5

9. **#6012**  
   (Case #ZON2015-02310)  
   Brenda L. Stricklin  
   563-B Seminole Street  
   (East side of Seminole Street, 192’+ North of Senator Street).  
   Side & Rear Yard Setback Variances to allow a structure within 3.3 feet of a side property line and within 6.2 feet of a rear property line, and to allow a structure within 0.7 feet of a side property line on a 50’ wide lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 7.1’ setback for all structures from side property lines and a minimum 8’ setback for all structures
from rear property lines on a 50’ wide lot in an R-1, Single-Family Residential District.
Council District 5

10. #6013/1752
    (Case #ZON2015-02353)
    Mt. Zion Primitive Baptist Church
    1023 Nellie Street
    (Southwest corner of Nellie Street and I-10 Service Road, extending to Duval Street).
    **Tree Planting Variance to allow the planting of understory trees instead of overstory trees along street frontage in a B-2, Neighborhood Business District; the Zoning Ordinance requires at least one (1) overstory tree for every thirty (30) feet of road frontage in a B-2, Neighborhood Business District.**
    Council District 5

11. #6014
    (Case #ZON2015-02372)
    Sarah S. Greene
    66 Oakland Avenue
    (North side of Oakland Avenue, 139’+ East of Ridgelawn Drive).
    **Side Yard Setback Variance to allow a structure within 2’8” of a side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8’ setback for all structures from side property lines in an R-1, Single-Family Residential District.**
    Council District 7

12. #6015
    (Case #ZON2015-02373)
    Courtney & Brandon George
    2309 River Forest Road
    (Southwest side of River Forest Road, 2,720’+ Southeast of Alba Club Road).
    **Side Yard Setback Variance to allow mechanical equipment within 6.5 feet of a side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8’ setback for mechanical equipment from side property lines in an R-1, Single-Family Residential District.**
    Council District 3

13. #6016
    (Case #ZON2015-02374)
    Charles B. Archer
    3709 Demetropolis Road
    (Northeast corner of Demetropolis Road and Halls Mill Road).
    **Use Variance to allow a liquor store in a B-5, Office-Distribution District; the Zoning Ordinance does not allow liquor stores in B-5, Office Distribution Districts.**
    Council District 4
V. OTHER BUSINESS