

**AGENDA
NOVEMBER 2, 2015
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

	William L. Guess, Chairman
	Vernon Coleman, Vice-Chairman
	Sanford Davis
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	John Burroughs

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± square feet and one 323± 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 3

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