

BOARD OF ZONING ADJUSTMENT

AGENDA

June 7, 2021 - 2:00 P.M.

Auditorium, Mobile Government Plaza

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

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

III. EXTENSIONS:

1. #6348

(Case #BOA-001388-2020)

Merrill Pratt Thomas, Jr.

4458 Emperor Drive

(North side of Emperor Drive, 240'± West of Schwaemmle Drive).

Side Yard Setback Variance to allow a carport/storage structure less than 8' from a side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires at least an 8' side yard setback for structures in an R-1, Single-Family Residential District.

Council District 5

IV. PUBLIC HEARINGS:

2. **#6384**
(Case #BOA-001594-2021)
Scott Services Company
64 North Royal Street
(Southeast corner of North Royal Street and St. Michael Street).
Sign Variance to allow two individual store front wall signs for a business in a T-6, Mixed-Use of High Intensity Sub-District of the Downtown Development District; the Zoning Ordinance limits businesses to one individual store front wall sign in a T-6, Mixed-Use of High Intensity Sub-District of the Downtown Development District.
Council District 2

3. **#6385**
(Case #BOA-001599-2021)
Chelsea McCormick
52 Westwood Street
(West side of Westwood Street, 20'± South of the West terminus of Homewood Street).
Use Variance to allow a home occupation catering/charcuterie business to operate in a detached building in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow a catering/charcuterie business as a home occupation, and home occupations cannot operate in a detached building in an R-1, Single-Family Residential District.
Council District 1

4. **#6386/2920/1658**
(Case #BOA-001605-2021)
Cummings Architecture Corp.
1501 Old Shell Road
(Southeast corner of Old Shell Road and North Catherine Street).
Sign Variance to allow a second freestanding monument sign for a single-tenant church school site in an R-1, Single-Family Residential District; the Zoning Ordinance limits a single-tenant church school site to one freestanding monument sign in an R-1, Single-Family Residential District.
Council District 2

5. **#6387/2625**
(Case #BOA-001606-2021)
H. O. Weaver & Sons, Inc.
1101 Athey Road
(West side of Athey Road, 160'± North of Zeigler Boulevard).
Use, Surfacing and Tree and Landscaping Variances to allow a temporary construction lay-down yard with gravel surfacing and no landscaping or tree plantings in a B-2, Neighborhood Business District; the Zoning Ordinance does not

**Board of Zoning Adjustment
June 7, 2021**

**allow a temporary construction lay-down yard with gravel surfacing and no landscaping or tree plantings in a B-2, Neighborhood Business District.
Council District 7**

6. #6388

(Case #BOA-001607-2021)

**Wrico Signs, Inc. (for Delaney Development)
3698, 3700, 3702 and 3704 Airport Boulevard**

(Northwest corner of Airport Boulevard and Yester Oaks Drive).

Sign Variance to allow the construction of a new freestanding pylon sign while allowing an existing nonconforming freestanding pylon sign with off-premise advertising to remain on a multi-tenant site in a B-3, Community Business District; the Zoning Ordinance requires compliance and an existing nonconforming freestanding pylon sign must be removed if a new freestanding pylon sign is constructed on a multi-tenant site in a B-3, Community Business District.

Council District 5

7. #6389/5829

(Case #BOA-001608-2021)

**The CORE Project, Inc.
7125 Hitt Road**

(Southwest corner of Hitt Road and Cody Road South).

Use Variance to allow a school for autistic children at an existing church in an R-1, Single-Family Residential District; the Zoning Ordinance requires a B-1, Buffer Business District, with Planning Approval, for a school for autistic children.

Council District 6

8. #6390

(Case #BOA-001613-2021)

**Cory Bronenkamp
158 Hemley Avenue**

(East side of Hemley Avenue, 174'± North of Haas Avenue)

Use Variance to allow a second dwelling on a residential site in an R-1, Single-Family Residential District; the Zoning Ordinance requires at least an R-2, Two-Family Residential District, to allow two dwellings on a residential site.

Council District 1

9. #6391/6371

(Case #BOA-001619-2021)

**VCP Seamans, LLC (Asarisi & Associates, LLC, Agent)
350 St. Joseph Street**

(Northeast corner of Adams Street and St Joseph Street, extending to North Water Street).

Fence Height Variance to allow a six-foot high fence along the front property line and side lot lines beyond a building façade in a T-5.1, Mixed-Use of Medium Intensity Sub-District of the Downtown Development District; the Zoning Ordinance limits fences to no more than four feet high along a front property line and side lot lines

beyond a building façade in a T-5.1, Mixed-Use of Medium Intensity Sub-District of the Downtown Development District.

Council District 2

10. #6392/2014/1960

(Case #BOA-001620-2021)

Rascals Bar and Lounge LLC

2156 Costarides Street

(Northwest corner of Costarides Street and Driver Street).

Off-Site Parking Variance to allow all parking to be off-site for a 6,000 square-foot lounge in a B-2, Neighborhood Business District; the Zoning Ordinance requires 60 on-site parking spaces for a 6,000 square-foot lounge in a B-2, Neighborhood Business District.

Council District 1

11. #6393

(Case #BOA-001621-2021)

Pendarius Kidd

2810 Harper Avenue

(North side of Harper Avenue, 176'± East of Butler Street).

Use, Surfacing, Parking Ratio, Landscaping and Tree Planting, and Residential Buffering Variances to allow a hot dog shop without paved parking, no designated parking spaces, no landscaping or tree plantings, and no residential buffering in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow hot dog shops in R-1, Single-Family Residential Districts, and requires compliant parking surfaces, sufficient parking spaces, full compliance with landscaping and tree planting ratios, and compliant residential buffering.

Council District 1

12. #6394

(Case #BOA-001622-2021)

Richard Noblet

133 Eaton Square

(Southwest corner of Old Shell Road and Eaton Square).

Side Street Side Yard Setback Variance to allow the construction of a garage less than 25 feet from a side street side yard property line in an R-3, Multi-Family Residential District; the Zoning Ordinance requires a 25-foot side street side yard setback in an R-3, Multi-Family Residential District.

Council District 5

V. **OTHER BUSINESS:**