

**AGENDA
JULY 6, 2015
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman, William L. Guess

II. ROLL CALL

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

III. APPROVAL OF MINUTES:

January, February and March 2015 Minutes

IV. HOLDOVERS:

1. #5937

(Case #ZON2014-02189)

Cellular South Real Estate

1621 Virginia Street

(Southeast corner of Lott Street and Virginia Street)

Height, Setback, Parking Surface, and Tree Planting Variances to allow a 152' monopole telecommunications tower setback 17'-6" from a lease parcel line with a gravel access drive and parking, and no tree plantings 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 (150') from a lease parcel line with paved access and parking surfaces, and with one tree per every 30' of lease parcel perimeter, in a B-3, Community Business District.

Council District 2

2. **#5976**
(Case #ZON2015-01153)
David M. Shumer (Barton & Shumer Engineering, LLC)
3611 Stein Avenue
(Southside of Stein Avenue, 170'± east of Provident Lane).
Bulk/Site and Side Yard Setback Variances to allow an addition with 45% site coverage and 3 mechanical units higher than 3' above grade within the side yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 8' side yard setback for mechanical equipment 3' or more above grade and allows up to 35% site coverage in an R-1, Single-Family Residential District.
Council District 7

3. **#5977/5902/5617**
(Case #ZON2015-01154)
Stephen Overcash
166 South Royal Street
(Southwest corner South Royal Street and Theatre Street).
Use and Height Variances to allow a 6 story hotel in a T5.1 Zoning Sub-District in the Downtown Development District; the Zoning Ordinance limits development to a maximum height of 3 stories in a T5.1 Zoning Sub-District and requires a minimum of a T5.2 Zoning Sub-District to allow a hotel in the Downtown Development District.
Council District 2

4. **#5979/4584**
(Case #ZON2015-01182)
Image Designs Inc
851 Government Street
(Southeast corner of Government Boulevard and Broad Street).
Sign Variance to allow a 15' wide by 8' tall Individual Storefront Sign and a 120 square foot painted mural on the primary frontage in the Downtown Development District; the Zoning Ordinance requires Individual Storefront Signs to be a maximum 2' tall by the store length and painted murals are permitted only along secondary frontages and walls internal to a property in the Downtown Development District.
Council District 2

V. PUBLIC HEARINGS:

5. **#5981/4384/4357**

(Case #ZON2015-01295)

Alabama Hotels, LLC.

251 Government Street

(Southwest corner of Government Street and South Joachim Street).

Sign Variance to allow a non-painted wall sign, a corner wall sign, a wall plaque, and a vertical sign on a balcony in a T5.2 Sub-District in the Downtown Development District; the Zoning Ordinance allows painted wall signs; however, corner signs, wall plaques, or vertical signs on a balcony are not allowed in a T5.2 Sub-District in the Downtown Development District.

Council District 2

6. **#5982/5922/5751**

(Case #ZON2015-01381)

Orin Robinson

1854 Airport Boulevard

(Southwest corner of Airport Boulevard and Old Government Street).

Sign Variance to allow a digital sign located less than 300'± from the nearest residentially zoned property in a B-2, Neighborhood Business District; the Zoning Ordinance requires all digital signs to be a minimum of 300' from residentially zoned property in B-2, Neighborhood Business District.

Council District 2

7. **#5983**

(Case #ZON2015-01388)

Bethesda Christian Center

550 Western Drive

(East side of Western Drive, 175± South of Crichton Street).

Use Variance to allow a church in an I-1, Light Industry District; the Zoning Ordinance does not allow churches within an I-1, Light Industry District.

Council District 1

8. **#5984**

(Case #ZON2015-01403)

Angel T. Bumpers

308 South Dearborn Street

(Southwest corner of Palmetto Street and South Dearborn Street).

Use Variance to allow a day care facility to operate in an R-1, Single Family Residential District; the Zoning Ordinance requires a minimum B-2, Neighborhood Business District for the operation of a daycare.

Council District 2

9. **#5985/5920/5811/4958**
(Case #ZON2015-01404)
Taylor Atchison
951 Government Street
(Westside of Marine Street, extending from Government Street to Church Street).
Use Variance to allow a retail business or restaurant to operate in a B-1, Buffer Business District; the Zoning Ordinance requires a minimum B-2, Neighborhood Business District for the operation of a retail business or restaurant.
Council District 2
10. **#5986/5327/5152**
(Case #ZON2015-01423)
Board of Water & Sewer Commissioners of the City of Mobile
206 North Catherine Street
(East side of North Catherine Street, 216'± South of St. Stephens Road).
Use Variance to allow a temporary office building in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of a B-1, Buffer Business District for office buildings.
Council District 2

VI. OTHER BUSINESS