

AGENDA
December 4, 2017
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman William L. Guess

II. ROLL CALL

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

III. HOLDOVERS:

1. #6135/6136/6137

(Case #BOA-000264-2017, BOA-000265-2017 and BOA-000266-2017)

[Dennis D. McLeod](#)

451 & 457 Dauphin Island Parkway, 1965 & 1967 Antoine Street and 1968 Duncan Street

(Southeast corner of Dauphin Island Parkway and Antoine Street, extending to the North side of Duncan Street, 150'± East of Dauphin Island Parkway.)

Use, Front Setback, Reduced Tree Planting, Landscaping, Surfacing, and Maneuvering Variances to allow the storage of commercial equipment in two R-1, Single-Family Residential Districts, and to allow two existing buildings within the 25' front setback, reduced tree plantings, no landscape area, aggregate surfacing, and vehicular maneuvering area within the public right-of-way for a single-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance requires a minimum of an I-1, Light Industry District for the storage of commercial equipment, and a minimum 25' front setback for all structures, full compliance with the tree planting and landscaping area requirements, all parking to be paved with concrete, asphaltic concrete, asphalt, or approved alternative parking surface, and all vehicular maneuvering areas to be located out of the right-of-way for a single-tenant commercial site in a B-3, Community Business District.

Council District 2

IV. PUBLIC HEARINGS:

2. #6142

(Case #BOA-000301-2017)

Mobile Area Water and Sewer Service

1600 Shelton Beach Road Extension

(East side of Shelton Road Beach Extension, 622'± North of Moffett Road).

Use, Surface, and Access Variances to allow a contractor's storage yard with gravel surfacing in a B-2, Neighborhood Community Business District and shared access with an adjacent site; the Zoning Ordinance requires a minimum I-1, Light Industrial District zoning designation for a contractor's storage yard, gravel surfacing is prohibited within in a B-2, Neighborhood Community Business District, and prohibits sites from having shared access without Planned Unit Development approval.

Council District 1

3. #6143/5663

(Case #BOA-000302-2017)

Mobile Carnival Association, Inc.

351 & 355 Government Street

(Southwest corner of Government Street and South Claiborne Street, extending to the Southeast corner of Government Street and South Franklin Street).

Masking of Parking Variance to waive masking requirements for a parking lot located in a T5.2 Sub-District of the Downtown Development District; the Zoning Ordinance requires a hedge, evergreen vines, or other evergreen planting materials combined with a 3 foot tall metal fence or masonry wall, with or without a hedge or evergreen planting, to mask parking lots in a T5.2 Sub-District of the Downtown Development District.

Council District 2

4. #6144/5772

(Case #BOA-000314-2017)

Image Designs Inc., Agent

2010 West I-65 Service Road South

(West side of West I-65 Service Road South, ½± mile North of Halls Mill Road).

Sign Variance to allow two (2) wall signs for a tenant at a multi-tenant site in a B-3, Community Business District; the Zoning Ordinance only allows one (1) wall sign per tenant at a multi-tenant site in a B-3, Community Business District.

Council District 4

5. #6145
(Case #BOA-000318-2017)
[Chris and Ellen Alves](#)
4670 Old Shell Road
(Northeast corner of Marston Lane and Old Shell Road).
Fence Variance to allow an 8' privacy fence/wall to be constructed within the 25' front minimum building setback area in an R-1 Single-Family Residential District; the Zoning Ordinance prohibits any fence or wall to exceed a height of 3' within any required front yard setback in an R-1, Single-Family Residential District.
Council District 7
6. #6146
(Case #BOA-000320-2017)
[Alan Chastain \(LA Signs\)](#)
4270 Cottage Hill Service Road
(Northeast corner of Cottage Hill Service Road and Oak Circle Drive West).
Sign Variance to allow an LED electronic message center sign to be erected within 300' of residentially-zoned properties in a B-2, Neighborhood Business District; the Zoning Ordinance prohibits LED electronic message center signs from being located within 300' of residentially-zoned properties in a B-2, Neighborhood Business District.
Council District 5
7. #6147
(Case #BOA-000293-2017)
[GP Investments, LLC \(Will Phillips, Agent\)](#)
2550 Kossow Street
(Northwest corner of North Florida Street and Kossow Street).
Sign Variance to allow four wall signs for a single business site in a B-1, Buffer Business District; the Zoning Ordinance allows three wall sign for a single-business site in a B-1, Buffer Business District.
Council District 1

V. **OTHER BUSINESS:**