

Due to the COVID-19 pandemic, we are encouraging the public to email the Board of Zoning Adjustment staff with any questions. The staff may be reached at planning@cityofmobile.org or at 251-208-5895. Meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/> or <https://www.youtube.com/channel/UCdLrEwf3ewSNmCNm21fVfNg>

BOARD OF ZONING ADJUSTMENT

AGENDA

December 7, 2020 - 2:00 P.M.

Meeting to be livestreamed.

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. ADOPTION OF THE AGENDA:

IV. HOLDOVERS:

1. #6356/5279/5251/4007/3892/2258

(Case #BOA-001406-2020)

MA Foodmart 1, LLC (Mohammed Suid, Agent)

1363 Government Street

(Southeast corner of Government Street and Everett Street).

Sign Variance to allow a freestanding digital pricing sign within 300' of residentially zoned property, and an existing canopy sign for more than 64 square feet in total

signage at a single-tenant site in the Leinkauf Historic District in a B-2, Neighborhood Business District; the Zoning Ordinance does not allow digital pricing signs within 300' of residentially zoned property and limits businesses in historic districts to no more than 64 square feet of signage in a B-2, Neighborhood Business District.
Council District 2

2. **#6359**
(Case #BOA-001415-2020)
Revitalize Mobile, LLC
1710 Gulf Field Drive North
(North side of Gulf Field Drive North; 141'± East of Maryvale Street South).
Use Variance to allow three (3) dwelling units in an R-1, Single-Family Residential District; the Zoning Ordinance limits the maximum number of dwellings allowed on a single lot to one (1) in an R-1 Single Family Residential District.
Council District 3

V. PUBLIC HEARINGS:

3. **#6360/6152**
(Case #BOA-001417-2020)
Nothing Bundt Cakes (John Gabriel, Agent)
3255 Airport Boulevard
(Southeast corner of Airport Boulevard and East I-65 Service Road South.)
Sign Variance to allow three wall signs for an end cap tenant with two street frontages on a multi-tenant site in a B-3, Community Business District; the Zoning Ordinance allows one wall sign for an end cap tenant per street frontage on a multi-tenant site in a B-3, Community Business District.
Council District 5
4. **#6361**
(Case #BOA-001423-2020)
Ava Speights
2401 Government Street
(Southwest corner of Government Street and Morgan Avenue).
Site and Use Variances to allow used auto sales on an un-developed lot in a B-2, Neighborhood Business District; the Zoning Ordinance requires used auto sales lots to be developed to commercial site standards and does not allow vehicle sales in a B-2, Neighborhood Business District.
Council District 5

5. **#6362**
(Case #BOA-001426-2020)

AOT, LLC

1704 McGill Avenue

(North side of McGill Avenue, 93'± West of South Reed Avenue).

Use, Parking Ratio and Access Variances to allow four (4) dwelling units on a lot with a reduced parking ratio and sub-standard access in an R-1, Single-Family Residential District; the Zoning Ordinance limits the number of dwelling units to a maximum of one (1) per lot, and requires a compliant parking ratio with compliant access in an R-1, Single-Family Residential District.

Council District 2

VI. OTHER BUSINESS: