

# BOARD OF ZONING ADJUSTMENT

## AGENDA

July 11, 2022 - 2:00 P.M.

Auditorium, Government Plaza

### I. CALL TO ORDER:

Chairman William Guess

### II. ROLL CALL

	William L. Guess, Chairman
	Sanford Davis, Vice-Chairman
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	William Carroll, III.
	Gregory Morris, Sr.

### III. ADOPTION OF THE AGENDA:

### IV. HOLDOVERS:

#### 1. #6457/6125/5054

(Case #BOA-002030-2022)

Cummings Architecture (Sydney Boteler, Agent)

**2100 Airport Boulevard**

(Northwest corner of Airport Boulevard and Glenwood Street and West side of Glenwood Street, 197'± North of Airport Boulevard).

**Parking Ratio and Off-Site Parking Variances to amend previously approved variances to allow parking on a separate property and within the public right-of-way and reduced parking in a B-3, Community Business District; the Zoning Ordinance requires all parking to be on-site, with a compliant amount of parking provided in a B-3, Community Business District.**

Council District 1

2. **#6460/6076**  
(Case #BOA-002042-2022)  
**Lyle Bobcat of Mobile (Sawgrass Consulting, LLC, Agent)**  
**5340 Halls Mill Road and 4370 Rangeline Road**  
(North side of Halls Mill Road, 690'± West of Rangeline Service Road South, extending to the East side of U.S. Highway 90 West).  
**Front Setback and Tree Planting Variances to allow a structure and dumpster, both exceeding three-feet tall, in the front setback and reduced tree plantings in a B-3, Community Business District; the Zoning Ordinance requires all structures taller than three-feet to be located outside of the front setback, and full compliance with tree planting requirements in a B-3, Community Business District.**  
Council District 4

**V. PUBLIC HEARINGS:**

3. **#6461/6375**  
(Case #BOA-002046-2022)  
**Erik Eckhart**  
**5535 and 5575 U.S. Highway 90 West**  
(East side of U.S. Highway 90 West, 100'± North of Kooiman Road).  
**Sign Variance to allow a total of seven (7) signs, with one being a 100-foot high rise sign on a single-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance allows a single-tenant commercial site to have no more than three (3) signs, of which not more than one (1) may be freestanding, and not more than 35-feet tall in a B-3, Community Business District.**  
Council District 4
4. **#6462/5738**  
(Case #BOA-002048-2022)  
**Kendall Dumas**  
**354 St. Francis Street**  
(North side of St Francis Street, 53'± West of North Claiborne Street).  
**Use Variance to allow operation of a freestanding parking lot in a T-5.1 Sub-District of the Downtown Development District; the Zoning Ordinance does not allow freestanding parking lots in a T-5.1 Sub-District of the Downtown Development District.**  
Council District 2

5. **#6463**  
(Case #BOA-002049-2022)  
**Catarina Echols**  
**355 North Ann Street**  
(West side of North Ann Street, 53'± North of Basil Street).  
**Off-Site Parking Variance to allow off-site parking to be utilized for a house museum in an R-1, Single-Family Residential District; the Zoning Ordinance requires all required parking to be provided on-site for a house museum in an R-1, Single-Family Residential District.**  
Council District 2
  
6. **#6464/4770**  
(Case #BOA-002056-2022)  
**Deborah May**  
**5032 Government Boulevard**  
(East side of Government Boulevard, 566'± North of Lansdowne Drive).  
**Use Variance to allow ten (10) children in a home-based child day care business in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow more than six (6) children in a home-based child day care business in an R-1, Single-Family Residential District.**  
Council District 4
  
7. **#6465**  
(Case #BOA-002067-2022)  
**Taylor Atchison**  
**553 Dauphin Street**  
(South side of Dauphin Street, 26'± West of South Cedar Street).  
**Site Variance to allow a non-compliant gallery frontage in a T-5.1 Sub-District of the Downtown Development District; the Zoning Ordinance requires new galleries to comply with design standards in a T-5.1 Sub-District of the Downtown Development District.**  
Council District 2
  
8. **#6466/6374**  
(Case #BOA-002069-2022)  
**Sheridan Construction**  
**116 Myrtlewood Lane**  
(East side of Myrtlewood Lane at the East terminus of Stein Avenue).  
**Side and Rear Yard Setback Variances to allow an HVAC unit taller than three (3) feet within the side yard setback and stairs taller than three (3) feet within the rear yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires all structures taller than three (3) feet to meet the minimum side and rear yard setbacks in an R-1, Single-Family Residential District.**  
Council District 4

9. #6467  
(Case #BOA-002070-2022)  
**Jordan Kent Johns**  
1315 Creekway Drive  
(Northwest corner of Creekway Drive and Pinehaven Drive).  
**Use Variance to allow two (2) residential dwellings on a single lot in an R-1, Single-Family Residential District; the Zoning Ordinance only allows one (1) residential dwelling per lot in an R-1, Single-Family Residential District.**  
Council District 3
10. #6468  
(Case #BOA-002071-2022)  
**Kimberly H. Rea**  
4519 Cypress Business Park Drive  
(West side of Cypress Business Park Drive, 346'± South of Crown Drive).  
**Use Variance to allow operation of a day care in a B-5, Office-Distribution District; the Zoning Ordinance does not allow the operation of a day care in a B-5, Office-Distribution District.**  
Council District 4
11. #6469/4539  
(Case #BOA-002074-2022)  
**Tracy Diehl**  
3274 Dauphin Street  
(North side of Dauphin Street, 350'± East of Interstate 65).  
**Sign Variance to allow a total of 14 signs, some of which are located in the right-of-way for a single-business site in a B-3, Community Business District; the Zoning Ordinance limits single-business sites to a total of three (3) signs, with all signs to be located on private property in a B-3, Community Business District**  
Council District 1

**VI. OTHER BUSINESS:**