

BOARD OF ZONING ADJUSTMENT

AGENDA

June 6, 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. PUBLIC HEARINGS:

1. #6453

(Case #BOA-002010-2022)

Ashley Ellis

104 Colvin Street

(West side of Colvin Street, 105'± South of Dauphinwood Drive).

Use Variance to allow an accessory structure to remain on a site without a dwelling in an R-1, Single-Family Residential District; the Zoning Ordinance requires a dwelling on a site in order to allow an accessory structure in an R-1, Single-Family Residential District.

Council District 1

2. **#6456**
(Case #BOA-002024-2022)
Darron Wiley
4005 Moffett Road
(South side of Moffett Road, 118'± West of Oak Lane Drive).
Surfacing and Access and Maneuvering Area Variances to allow aggregate surfacing with insufficient access and maneuvering area in a B-3, Community Business District; the Zoning Ordinance requires all parking and maneuvering areas to be paved with asphalt, concrete, or an approved alternative paving surface, as well as compliant access and maneuvering areas in a B-3, Community Business District.
Council District 7

3. **#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).
Off-Site Parking, Landscaping and Maneuvering Variances to amend previously approved variances to allow parking on a separate property and within the public right-of-way, reduced landscaping on both the main business and off-site parking area, and vehicular maneuvering area within the public right-of-way for a multi-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance requires all parking to be on-site, the site to comply with the minimum landscaping ratios, and all vehicular maneuvering areas to be located out of the right-of-way for a multi-tenant commercial site in a B-3, Community Business District.
Council District 1

4. **#6458**
(Case #BOA-002031-2022)
James F. Watkins
103 Lanier Avenue
(Northwest corner of Lanier Avenue and Old Shell Road).
Side Street, Side Yard Setback Variance to allow a six (6)-foot high wall within a required side street, side yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires compliance with the side street, side yard setbacks in an R-1, Single-Family Residential District.
Council District 1

**Board of Zoning Adjustment
June 6, 2022**

5. **#6459**
(Case #BOA-002039-2022)
Robert B. Groh
4041 Audubon Drive East
(South side of Audubon Drive East, 400'± East of the South terminus of Cole Drive East).
Side Yard Setback Variance to allow a garage addition within a required side yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow structures within a required side yard setback in an R-1, Single-Family Residential District.
Council District 4
6. **#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 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.

V. OTHER BUSINESS:

- **Adoption of the 2022-2023 meeting and deadline schedule**