

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

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:

- **#6433**
(Case #BOA-001862-2021)
Barton & Shumer Engineering, LLC (David Shumer, Agent)
1101 Dauphin Street
(Southwest corner of Dauphin Street and South Hallett Street).
Side Street Side Yard Setback, Off-Street Loading, Parking Ratio and Maneuvering Area, Queuing Space, and Parking Space Dimension Variances to allow a structure to encroach into the required side street side yard setback, no designated on-site loading area with on-street loading, a reduced number of parking spaces, reduced vehicle maneuvering area, reduced queuing spaces between the order station and service window, and sub-standard parking space dimensions in a B-2, Neighborhood Business District; the Zoning Ordinance requires structures to be located out of required side street side yard setbacks, a compliant on-site loading area, a compliant number of parking spaces, compliant vehicle maneuvering area, compliant queuing spaces, and compliant parking space dimensions in a B-2, Neighborhood Business District.
Council District 2

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

- **Home Based Daycares**