

BOARD OF ZONING ADJUSTMENT

AGENDA

January 6, 2020 - 2:00 P.M.

Auditorium, Mobile Government Plaza

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. EXTENSIONS:

1. #6207

(Case #BOA-000635-2018)

Government Street Holdings, LLC c/o Melanie Bunting

911 Government Street

(South side of Government Street, 150'± East of Marine Street).

Tree Planting, Landscape Area, and Access and Maneuvering Variances to allow no tree plantings, reduced landscape area, and substandard access and maneuvering for a proposed mixed-use occupancy in an R-B, Residence-Business District; the Zoning Ordinance requires full compliance with tree planting and landscape area requirements, and 24'-wide driveways and access aisles for two-way traffic in an R-B, Residence-Business District.

Council District 2

IV. PUBLIC HEARINGS:

2. **#6299**

(Case #BOA-001127-2019)

Jeff Quinnelly

Northeast corner of New St. Francis Street and Hallett Street.

Front Yard, Side Street Yard, Frontage Landscaping and Frontage Tree Planting Variances to allow a building within the front setback and the side street setback, with reduced street frontage landscape area, and reduced street frontage tree plantings in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum 25' front yard setback and a minimum 17.1' side street yard setback, with full compliance with the frontage landscaping and frontage tree planting requirements in a B-2, Neighborhood Business District.

Council District 2

3. **#6300**

(Case #BOA-001148-2019)

Steve Smith

51 St. Joseph Street

(Northwest corner of St. Joseph Street and St Francis Street).

Site Variances to allow a balcony deck that exceeds both the maximum allowed thickness and the maximum allowed projection in a T-6 Sub-District of the Downtown Development District; the Zoning Ordinance does not allow a balcony deck thickness of more than 9" nor a balcony projection of more than 3' in a T-6 Sub-District of the Downtown Development District.

Council District 2

4. **#6301/5741**

(Case #BOA-001155-2019)

Joseph M. Fesenmeier

3771 Amruth Drive

(South side of Amruth Drive, 255'± East of Fenwick Road).

Use Variance to allow an accessory dwelling unit to include kitchen facilities in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow accessory dwelling units to include kitchen facilities in an R-1, Single-Family Residential District.

Council District 5

**Board of Zoning Adjustment
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5. **#6302/5670**
(Case #BOA-001156-2019)
A & R Thomas Holdings
2409 Wolf Ridge Road
(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).
Use, Surfacing, Landscaping and Tree Planting Variances to allow parking of semi-trailer trucks (transit vehicle storage) on a gravel surface, with reduced landscaping and tree plantings in a B-3, Community Business District; the Zoning Ordinance requires Planning Approval for transit vehicle storage, with surfaces to be paved in asphalt, concrete or an approved alternative paving surface, and full compliance with the landscaping and tree planting requirements in a B-3, Community Business District.
Council District 1

6. **#6303/4795**
(Case #BOA-001162-2019)
David Shumer
4875 Tufts Road
(East side of Tufts Road, 300'± South of Furman Drive).
Use, Access, Multiple Buildings and Surfacing Variances to amend a previously-approved Use Variance to allow the expansion of a mechanical equipment manufacturing operation, with shared access across multiple properties with multiple buildings, and aggregate surfacing for maneuvering and parking, and a laydown area in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow a mechanical equipment manufacturing operation with shared access across multiple properties with multiple buildings, and requires all maneuvering and parking surfaces to be paved in asphalt, concrete or an approved alternative paving surface, and does not allow a laydown area in an R-1, Single-Family Residential District.
Council District 4

7. **#6304**
(Case #BOA-001163-2019)
Asarisi & Associates
256 – 260 St. Louis Street
(Northeast corner of St. Louis Street and North Jackson Street).
Frontage Width and Curb Cut Variances to allow a 220' primary street frontage for a newly-platted property, and two curb cuts along a property frontage in a T5.1 Sub-District of the Downtown Development District; the Zoning Ordinance limits newly-platted properties to a maximum of 180' of primary street frontage, and allows only one curb cut per property frontage in a T5.1 Sub-District of the Downtown Development District.
Council District 2

V. OTHER BUSINESS: