

**BOARD OF ZONING ADJUSTMENT**

**AGENDA**

**October 7, 2019 - 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. HOLDOVERS:**

**1. #6273**

**(Case #BOA-001002-2019)**

**Africatown Community Development Corporation**

**645 Shelby Street**

**(Southeast corner of Shelby Street and Tin Top Alley).**

**Use, Parking, Parking Surface, Buffering, Tree Planting and Landscaping, Setback, Access and Maneuvering Area, and Signage Variances to allow a market in an R-2, Two Family Residential District with reduced parking, gravel surfacing, no residential buffers, reduced tree planting and landscaped area, reduced building setbacks, sub-standard access and maneuvering areas, and non-compliant signage; the Zoning Ordinance does not allow markets in an R-2, Two Family Residential District, requires a compliant amount of parking to be provided, all parking to be surfaced with either asphalt or concrete, full compliance with residential buffers, full compliance with tree planting and landscaped area, all structures taller than 3' high must meet building setbacks, adequate access and maneuvering areas, and compliant signage.**

**Council District 2**

**IV. PUBLIC HEARINGS:**

2. **#6283/5765**  
(Case #BOA-001043-2019)  
**Advantage Sign Company LLC**  
**4439 Rangeline Road**  
(Northwest corner of Rangeline Road and Halls Mill Road).  
**Sign Variance to enlarge an existing non-conforming sign in a B-3, Community Business District; the Zoning Ordinance requires that non-conforming signs come into full compliance with Sign Regulations should they ever be structurally altered in a B-3, Community Business District.**  
Council District 4
  
3. **#6284**  
(Case #BOA-001046-2019)  
**Leonard H. & Belinda C. Metzger**  
**4232 The Cedars**  
(Northwest corner of The Cedars and Dilston Lane).  
**Setback and Site Coverage Variances to allow reduced setbacks for an addition and increased site coverage in an R-1, Single-Family Residential District; the Zoning Ordinance requires 8' minimum side and rear yard setbacks and a maximum of 35% site coverage in an R-1, Single-Family Residential District.**  
Council District 7
  
4. **#6285**  
(Case #BOA-001052-2019)  
**Main Street Mobile, LLC**  
(North side of Dauphin Street, 167'± East of North Broad Street).  
**Front Setback and Frontage Type Variances to allow an increased front yard setback with a lawn frontage type in a T-5.1, Subdistrict of the Downtown Development District; the Zoning Ordinance requires a maximum front setback of 12' and prohibits a lawn frontage type in a T-5.1, Subdistrict of the Downtown Development District.**  
Council District 2
  
5. **#6286**  
(Case #BOA-001057-2019)  
**James McDonald**  
**4350 The Cedars**  
(North side of The Cedars, 428'± West of Dilston Lane).  
**Setback Variance to allow an addition to an existing dwelling with reduced side yard setbacks in an R-1, Single Family Residential District; the Zoning Ordinance requires 8' minimum side yard setbacks in an R-1, Single-Family Residential District.**  
Council District 7

**Board of Zoning Adjustment  
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6. **#6287**  
(Case #BOA-001061-2019)  
**Scott Services**  
**658 Government Street**  
(North side of Government Street, extending to the West side of South Dearborn Street to the East side of Washington Avenue, and extending to the Southwest corner of South Dearborn Street and Conti Street)  
**Sign Variance to replace two illuminated menu boards with digital menu boards for drive thru lanes in a T-5.1 Subdistrict of the Downtown Development District; the Zoning Ordinance does not allow menu/order board signs and prohibits both digital and internally illuminated signs in a T-5.1 Subdistrict of the Downtown Development District.**  
Council District 2
7. **#6288**  
(Case # BOA-001065-2019)  
**Darling Ingredients (Formerly Griffin Industries, Inc.)**  
**760 Zeigler Circle**  
(North side of Zeigler Circle, 307'± East of Zeigler Boulevard).  
**Site Variance to allow aggregate surfacing in an access/maneuvering area in a B-3, Community Business District; the Zoning Ordinance requires access/maneuvering areas to be paved in a B-3, Community Business District.**  
Council District 7
- V. **OTHER BUSINESS:**