

# BOARD OF ZONING ADJUSTMENT

## AGENDA

November 4, 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. EXTENSIONS:

#### 1. #6243/5603

(Case #BOA-000841-2019)

Church Street Apartments, LLC

1400 Church Street

(Northwest corner of Church Street and Everett Street)

**Use, Parking Ratio, Access/Maneuvering and Front Landscaping Variances to allow an apartment building in an R-1, Single-Family Residential District, with a reduced number of parking spaces, substandard access width and a reduced front landscaping ratio; the Zoning Ordinance does not allow an apartment building in an R-1, Single-Family Residential District, and a compliant number of parking spaces is required, with compliant access and maneuvering space, and compliant front landscaping area must be provided.**

Council District 2

**IV. PUBLIC HEARINGS:**

2. **#6289**  
(Case #BOA-001063-2019)  
**Mobile Real Estate Investments, LLC**  
**7970 Airport Boulevard**  
(North side of Airport Boulevard at the North terminus of Dawes Road).  
**Surfacing Variance to allow unimproved surfacing for inventory for a temporary automobile dealership parking lot in a B-3, Community Business District; the Zoning Ordinance requires all parking areas to be surfaced in asphalt, concrete, or an approved alternative paving surface in an B-3, Community Business District.**  
Council District 7
  
3. **#6290**  
(Case #BOA-001075-2019)  
**David H Crowder**  
**600 Church Street**  
(Northwest corner of Church Street and South Warren Street).  
**Site Configuration and Building Placement Variances to allow a portion of a proposed residence to exceed the maximum allowed setback of 12' and not have a façade that is parallel to the primary front property line in a T-4, Sub-District of the Downtown Development District; the Zoning Ordinance does not allow structures to exceed the 12' maximum allowed setback, and requires the façade of all structures to be parallel to the primary front property line in a T-4, Sub-District of the Downtown Development District.**  
Council District 2
  
4. **#6291**  
(Case #BOA-001082-2019)  
**Byrd Surveying, Inc.**  
**1400 Navco Road**  
(Southwest corner of Navco Road and McVay Drive North).  
**Use Variance to allow used car sales in a B-2, Neighborhood Business District; the Zoning Ordinance requires a minimum of a B-3, Community Business District for used car sales.**  
Council District 3

**Board of Zoning Adjustment  
November 4, 2019**

- 5. #6292  
(Case #BOA-001081-2019)  
Les Robinson, LLC  
412 South Broad Street**

(Northwest corner of South Broad Street and Elmira Street).

**Front Yard Setback Variance to allow a building to encroach within the Front Yard Setbacks, in a B-2, Neighborhood Business District; the Zoning Ordinance does not allow any structure within a Front Yard Setback, in a B-2, Neighborhood Business District.**

Council District 2

**V. OTHER BUSINESS:**