

**BOARD OF ZONING ADJUSTMENT**

**AGENDA**

**December 2, 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. PUBLIC HEARINGS:**

**1. #6293/4896/3232**

**(Case #BOA-001118-2019)**

**Robert J. Isakson**

**740 and 744 Museum Drive and 4619, 4621, and 4623 Spring Hill Avenue**

**(North side of Museum Drive, extending to the South side of Spring Hill Avenue; 904'± West of North McGregor Avenue).**

**Setback Variance to allow a dumpster within the required minimum front yard setback in a B-3, Community Business District; the Zoning Ordinance prohibits the placement of a dumpster within the front yard setback in a B-3, Community Business District.**

**Council District 7**

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2. **#6294**  
**(Case #BOA-001120-2019)**  
**1105 Dauphin, LLC (Rebecca Ferguson, Agent)**  
**1105 Dauphin Street**  
(South side of Dauphin Street; 99'± West of South Hallett Street).  
**Parking, Surface, and Access Variances to allow reduced off-street parking, gravel surfacing, and a driveway width less than 24 feet in a B-2, Neighborhood Business District; the Zoning Ordinance requires a compliant amount of parking on-site; parking lots be surfaced with concrete, asphaltic concrete, asphalt, or an alternative parking surface as approved by the city engineer and the director of the urban development department; and a minimum aisle width of 24 feet for a two-way access in a B-2, Neighborhood Business District.**  
Council District 2
  
3. **#6295/6006/5953**  
**(Case #BOA-001128-2019)**  
**Gray Arnold (Don Williams, Agent)**  
**103 North Warren Street**  
(Northwest corner of North Warren Street and Saint Michael Street).  
**Site Variances to allow a covered, partially enclosed terrace, and reduced transparency in an SD-WH, Special District – Warehousing of the Downtown Development District; the Zoning Ordinance does not allow terraces to be covered or partially enclosed, and requires 20% transparency for new construction along Warren Street in SD-WH, Special District – Warehousing of the Downtown Development District.**  
Council District 2
  
4. **#6296/1704**  
**(Case #BOA-001129-2019)**  
**Carol Ann Williams**  
**2153 Grove Court**  
(South terminus of Grove Court).  
**Front Yard Setback Variance to allow a building to encroach within the Front Yard Setback in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow any structure within a Front Yard Setback in an R-1, Single-Family Residential District.**  
Council District 3

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5. **#6297**  
**(Case #BOA-001131-2019)**  
**Sun Traders, LLC**  
**1508 Azalea Road**  
(South side of Azalea Road; 278'± East of Halls Mill Road).  
**Access and Tree Planting Variances to allow a curb cut less than 24 feet wide for two-way traffic and reduced number of frontage trees in an I-1, Light Industrial District; the Zoning Ordinance requires all curb cuts serving two-way traffic to be a minimum of 24 feet wide, and a compliant number of tree plantings in an I-1, Light Industrial District.**  
Council District 4
  
6. **#6298**  
**(Case #BOA-001133-2019)**  
**Megan McCall**  
**2000 Grider Road**  
(East side of Grider Road, 125'± North of Summer Place Drive North).  
**Site Variances to allow two horses and an electric fence in an R-1, Single-family Residential District; the Zoning Ordinance does not allow horses or electric fences in an R-1, Single-family Residential District.**  
Council District 7

**IV. OTHER BUSINESS:**