

BOARD OF ZONING ADJUSTMENT

AGENDA

May 3, 2021 - 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. ADOPTION OF THE AGENDA:

IV. HOLDOVERS:

- #6364**
(Case #BOA-001455-2020)
Henry Hamilton
2339 Dauphin Island Parkway
(North side of Dauphin Island Parkway, 118'± West of Rosedale Road).
Use Variance to allow automobile sales and service in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow automobile sales and service in an R-1, Single-Family Residential District.
Council District 3

2. **#6372/1011**
(Case #BOA-001532-2021)
St. John's Deliverance Temple
2621 Ralston Road
(South side of Ralston Road, 240'± West of South Florida Street).
Site Coverage, Building Setback, Residential Buffer, and Off-Site Parking Variances to allow over 50% site coverage, reduced front yard and rear yard setbacks, no residential buffer, and off-site parking for an existing church in a B-2, Neighborhood Business District (rezoning pending); the Zoning Ordinance limits the maximum site coverage to 50%, with a 25' front setback and a ten-foot rear setback, a compliant residential buffer, and requires all parking to be on-site for a church in a B-2, Neighborhood Business District.
Council District 5

3. **#6374**
(Case #BOA-001537-2021)
Steven Sheridan
116 Myrtlewood Lane
(East side of Myrtlewood Lane at the East terminus of Stein Avenue).
Front Yard Setback Variance to allow a ten-foot front yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires at least a 25' front yard setback in an R-1, Single-Family Residential District.
Council District 7

V. **EXTENSIONS:**

4. **#6313**
(Case #BOA-001206-2020)
St Louis 554, LLC
151 North Cedar Street and 554 St. Louis Street
(Northwest corner of North Cedar Street and St. Louis Street).
Use Variance to allow a freestanding parking lot in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District; the Zoning Ordinance prohibits parking as a primary use on the property in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District.
Council District 2

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5. #6314
(Case #BOA-001207-2020)
Mariner Mobile I, LLC
505, 507, & 515 St. Louis Street and 510 St. Michael Street
(Southeast corner of St. Louis Street, and North Cedar Street, extending to the Southwest corner of St. Louis Street and North Lawrence Street, and the Northeast corner of North Cedar Street and St. Michael Street).
Transparency Variance to allow reduced transparency in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District; the Zoning Ordinance requires a minimum of 80% transparency along a primary frontage, and 30% transparency along a secondary frontage for Shopfront frontage types in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District.
Council District 2

VI. PUBLIC HEARINGS:

6. #6377/5184/1274
(Case #BOA-001516-2021)
Victor Sign Co.
2900 Government Boulevard
(North side of Government Boulevard, 321'± West side of Brossett Street)
Sign Variance to allow four (4) wall signs for a single business site in a B-3, Community Business District; the Zoning Ordinance limits a single business site to no more than three (3) signs in a B-3, Community Business District.
Council District 4
7. #6378
(Case #BOA-001561-2021)
Petroimage
65 Cody Road North
(Southwest corner of Cody Road North and Old Shell Road).
Sign Variance to allow three wall signs and one freestanding sign for a business on a multi-tenant site in a B-2, Neighborhood Business District; the Zoning Ordinance limits businesses to one wall sign per public street frontage and one tenant panel on a multi-tenant site in a B-2, Neighborhood Business District.
Council District 7
8. #6379
(Case #BOA-001564-2021)
Petroimage
2100 Dauphin Island Parkway
(Southwest corner of Dauphin Island Parkway and Old Military Road).
Sign Variance to allow a digital sign within 300' of a residentially zoned property in a B-2, Neighborhood Business District; the Zoning Ordinance requires a digital sign

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to be at least 300' from residentially zoned property in a B-2, Neighborhood Business District.

Council District 3

9. #6380

(Case #BOA-001567-2021)

Thompson Properties, LLC

5715 Iron Works Road

(East side of Iron Works Road, 342'± North of Larue Steiner Road).

Use Variance to allow the distribution and storage of industrial gases in an I-1, Light Industry District; the Zoning Ordinance does not allow the distribution and storage of industrial gases in an I-1, Light Industry District.

Council District 4

10. #6381

(Case #BOA-001573-2021)

Hand Arendall Harrison Sale, LLC

1445 East I-65 Service Road South

(East side of East I-65 Service Road South, 600' South of Pleasant Valley Circle).

Sign Variance to allow four (4) wall signs and a freestanding sign at a single business site in a B-3, Community Business District; the Zoning Ordinance allows a maximum of three (3) signs at a single business site in a B-3, Community Business District.

Council District 4

11. #6382

(Case #BOA-001574-2021)

Bethel Engineering

4103 Ridgelawn Drive

(South side of Ridgelawn Drive, 215'± West of Ridgelawn Drive East).

Setback Variance to allow a ten-foot rear yard rear street setback and an eight-foot high wall along the rear street property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 25' rear yard rear street setback, and requires any structure three feet high or more to meet the 25' setback in an R-1, Single-Family Residential District.

Council District 7

12. #6383/4797/4783/671

(Case #BOA-001575-2021)

RGH Midtown, LLC (Stephen Howle, Agent)

1812 Old Shell Road

(North side of Old Shell Road, 105'± East of Shell Road Place).

Parking Variance to allow reduced parking for a mixed-use development in a B-2, Neighborhood Business District; the Zoning Ordinance requires full compliance with minimum parking requirements in a B-2, Neighborhood Business District.

Council District 1

V. OTHER BUSINESS: