AGENDA
March 5, 2018
BOARD OF ZONING ADJUSTMENT

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

<table>
<thead>
<tr>
<th>Name</th>
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<tr>
<td>William L. Guess, Chairman</td>
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<td>Sanford Davis, Vice-Chairman</td>
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<td>Vernon Coleman</td>
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<td>Lewis Golden</td>
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<td>Adam Metcalfe</td>
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<td>Jeremy B. Milling</td>
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<td>John Burroughs</td>
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III. PUBLIC HEARINGS:

1. #6159/6119/6063
   (Case #BOA-000388-2018)
   Jeff LaCour
   5054 Old Shell Road
   (Northeast corner of Old Shell Road and Border Drive North.)
   Use, Parking Surface, and Buffer Variances to allow a restaurant in a
   Neighborhood General Subdistrict of the Traditional Center District (R-1, Single-
   Family Residential District), with an aggregate parking surface and no parking lot
   buffering along a street frontage; the Zoning Ordinance does not allow a
   restaurant in a Neighborhood General Subdistrict of the Traditional Center
   District (R-1, Single-Family Residential District), all parking surfaces must be
   paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving
   surface, and parking lot buffering is required along street frontages.
   Council District 7
2. **#6160**  
   (Case #BOA-000395-2018)  
   **Allen Steadham**  
   801 Spring Hill Avenue  
   (West side of North Bayou Street, extending from Spring Hill Avenue to St. Francis Street.)  
   **Parking Lot Buffer Variance to not require a 3’ high wall or fence with vegetative buffer along the parking lot street front property lines on a commercial site within the Downtown Development District; the Zoning Ordinance requires a 3’ high wall or fence with vegetative buffer along street frontages of a parking lot on a commercial site within the Downtown Development District.**  
   Council District 2

3. **#6161**  
   (Case #BOA-000409-2018)  
   **WNC of Mobile, LLC**  
   907 Hillcrest Road, Suites F & G  
   (East side of Hillcrest Road, 490’+ South of Piccadilly Square Drive.)  
   **Administrative Appeal of a staff determination to allow one parking space per 300 square feet of gross floor area for a proposed painting class studio allowing class members to be sold wine and beer in a B-2, Neighborhood Business District; the Zoning Ordinance requires one parking space per 100 square feet of gross floor area for any business selling food or beverage in a B-2, Neighborhood Business District.**  
   Council District 6

4. **#6162**  
   (Case #BOA-000412-2018)  
   **David Shumer (Barton & Shumer Engineering, LLC)**  
   921 Dauphin Street  
   (South side of Dauphin Street, 550’+ West of South Broad Street.)  
   **Parking and Access/Maneuvering Surface and Parking Lot Lighting Variances to allow a parking lot with an aggregate surface and reduced lighting on a commercial site split-zoned R-1, Single-Family Residential and B-1 Buffer Business Districts (rezoning to LB-2, Limited Neighborhood Business is pending); the Zoning Ordinance requires parking and access/maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface with lighting providing a minimum of one foot-candle on the parking surface on a commercial site (and LB-2 Districts) split-zoned R-1, Single-Family Residential and B-1 Buffer Business Districts.**  
   Council District 2
5. #6163
   (Case #BOA-000413-2018)
   David Shumer (Barton & Shumer Engineering, LLC)
   4568 Halls Mill Road
   (North side of Halls Mill Road, 715’+ West of the North terminus of Laughlin Drive.)
   Parking and Access/Maneuvering Surface Variances to allow the retention of aggregate parking and access/maneuvering surfaces at a school in an R-1, Single-Family Residential District; the Zoning Ordinance requires parking and access/maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface at schools in an R-1, Single-Family Residential District.
   Council District 4

6. #6164/5635/5404/1858
   (Case #BOA-000414-2018)
   Design Team Sign Company
   2540 Old Shell Road
   (Northeast corner of Old Shell Road and North Florida Street.)
   Sign Variance to amend a previously approved Sign Variance to allow a wall sign on a non-street frontage wall on an end-unit tenant at a public street intersection on a multi-tenant commercial site in a B-2, Neighborhood Business District; the Zoning Ordinance limits wall signs for an end-unit tenant at a public street intersection on a multi-tenant commercial site to walls only facing public streets in a B-2, Neighborhood Business District.
   Council District 1

7. #6165
   (Case #BOA-000415-2018)
   Alan Chastain – L A Signs
   1124 Hillcrest Road
   (West side of Hillcrest Road, 350’+ South of Johnston Lane.)
   Sign Variance to allow a digital electronic message center sign within 300’ of residentially zoned property in a B-2, Neighborhood Business District; the Zoning Ordinance does not allow digital signage within 300’ of any residentially zoned property in a B-2, Neighborhood Business District.
   Council District 6
8.  #6166  
(Case #BOA-000417-2018)  
William T. Partridge  
1703 Dublin Street  
(Block bounded by Dublin Street, Rotterdam Street, Belfast Street and Brussels Street.)  
Front Yard Setback Variance to allow an entrance canopy within 13’-10” of the front property line at a church in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 25’ front yard setback for all structures over 3’ high in an R-1, Single-Family Residential District.  
Council District 2

VI. OTHER BUSINESS