

# BOARD OF ZONING ADJUSTMENT

## AGENDA

August 5, 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. **WITHDRAWN**

#6020/3149/1870

(Case #ZON2015-02567)

McDowell Knight Roedder & Sledge, LLC

501 & 581 Cochrane Causeway

(West side of Cochrane Causeway, 3/4 ± North of the Bankhead Tunnel.)

**Administrative Appeal of a staff determination that the handling and storage of coal in an I-2, Heavy Industry District requires Planning Approval. The applicant contends that coal is not a hazardous material, and therefore should not require Planning Approval.**

Council District 2

**IV. PUBLIC HEARINGS:**

2. **#6266/5535**  
(Case #BOA-000940-2019)  
**Paul Carpenter Davis Architecture, P.C.**  
**601 Holcombe Avenue**  
(Southeast corner of Holcombe Avenue and Senator Street).  
**Parking Ratio Variance to amend a previously approved Parking Ratio Variance to allow reduced on-site parking spaces for a daycare in a B-3, Community Business District; the Zoning Ordinance requires full compliance with parking requirements in a B-3, Community Business District.**  
Council District 2
  
3. **#6267/6113/5895/5797/5726**  
(Case #BOA-000952-2019)  
**New Hope Baptist Church**  
**1270 & 1272 Pecan Street, 605 & 608 Live Oak Street, 1257, 1259, 1261 & 1263 Persimmon Street**  
(Northeast corner of Pecan Street and Live Oak Street extending to the Southeast corner of Live Oak Street and Persimmon Street; and West side of Live Oak Street, 120'± South of Persimmon Street.)  
**Tree Planting Variance to amend a previously approved Tree Planting Variance to reduce the number of frontage heritage trees required for a church in an R-2, Two-Family Residence District; the Zoning Ordinance requires a minimum of one frontage heritage tree per 30 linear feet of street frontage for a church in an R-2, Two-Family Residence District.**  
Council District 2
  
4. **#6268**  
(Case #BOA-000962-2019)  
**Fort Conde Restoration Venture**  
**200 St. Emanuel Street**  
(Southwest corner of St. Emanuel Street and Monroe Street).  
**Site Variance to allow 0% wall transparency for a building addition in a T-5.1 Sub-district within the Downtown Development District; the Zoning Ordinance requires 15% wall transparency in a T-5.1 Sub-district within the Downtown Development District.**  
Council District 2

**Board of Zoning Adjustment  
August 5, 2019**

- 5. #6269/6184/6023/5672/5608  
(Case #BOA-000975-2019)**

**Guncles, LLC**

**1252 Government Street**

(North side of Government Street, 55'± West of South Georgia Street).

**Use and Tree Planting and Landscape Variances to amend a previously approved variance to allow a retail and wholesale bakery with light distribution with no tree plantings or landscaping in a B-1, Buffer Business District; The Zoning Ordinance requires a minimum B-3, Community Business District for a retail and wholesale bakery with light distribution and full compliance with tree planting and landscape area requirements.**

Council District 2

- 6. #6270/5633  
(Case #BOA-000980-2019)**

**Cowles, Murphy, Glover & Associates**

**500 and 552 Beauregard Street**

(Northwest corner of Beauregard Street and North Lawrence Street).

**Use, Access/Maneuvering and Tree Planting Variances to allow tension testing and research of marine rigging components vehicular access/maneuvering area within the public right-of-way with reduced tree plantings for a commercial site in a B-4, General Business District; the Zoning Ordinance requires all access/maneuvering areas to be onsite and full compliance with all tree planting requirements for a commercial site and does not allow a laboratory for testing or research in a B-4, General Business District.**

Council District 2

**V. OTHER BUSINESS:**