

Due to the COVID-19 pandemic, we are encouraging the public to email the Board of Zoning Adjustment staff with any questions. The staff may be reached at planning@cityofmobile.org or at 251-208-5895. Meetings are live streamed at <https://www.cityofmobile.org/government/city-council/livestream/> or <https://www.youtube.com/channel/UCdLrEwf3ewSNmCNm21fVfNg>

BOARD OF ZONING ADJUSTMENT

AGENDA

April 5, 2021 - 2:00 P.M.

Meeting to be livestreamed.

I. CALL TO ORDER:

Chairman William Guess

II. ROLL CALL

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|--|------------------------------|
| | 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:

1. #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. **#6369**
(Case #BOA-001504-2021)
Cory Bronenkamp
453 Dexter Avenue
(East side of Dexter Avenue, 57'± South of Ohio Street).
Use Variance to allow two (2) dwelling units in an R-1, Single-Family Residential District; the Zoning Ordinance limits the maximum number of dwellings allowed on a single lot to one (1) in an R-1, Single-Family Residential District.
Council District 2

V. PUBLIC HEARINGS:

3. **#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
4. **#6373**
(Case #BOA-001536-2021)
Steven R. Sheridan
1 Ridgelawn Drive East
(Northwest corner of Ridgelawn Drive East and Old Shell Road).
Setback Variance to allow a ten-foot side yard setback and an eight-foot high wall along the side street property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 25' side yard 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

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5. **#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

6. **#6375**
(Case #BOA-001538-2021)
Erik Eckhart
5535 and 5575 U.S. Highway 90 West
(East side of U.S. Highway 90 West, 100'± North of Kooiman Road)
Sign Variance to allow a total of 13 signs, with one being a 150' high rise sign on a single-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance allow a single-tenant commercial site to have freestanding signs no more than 35' high, and a total of three (3) signs in a B-3, Community Business District.
Council District 4

7. **#6376**
(Case #BOA-001539-2021)
Manolakis Practice Property, LLC (Joan Marie Manolakis, Agent)
508 Georgian Drive
(North side of Georgian Drive at its East terminus).
Site Variance to allow a sub-standard width two-way drive on a commercial site in a B-1, Buffer Business District; the Zoning Ordinance requires a two-way drive to be at least 24' wide in a B-1, Buffer Business District.
Council District 5

VI. OTHER BUSINESS: