

Due to the pandemic and pursuant to the proclamations by Governor Kay Ivey March 18 and April 2nd 2020, the Mobile Board of Zoning Adjustment is using video technology for the May 4, 2020 meeting, which will be live streamed here (<https://www.youtube.com/channel/UCdLrEwf3ewSNmCNm21fVfNg>)

In order for any concerns to be considered by the Board of Zoning Adjustment you must email your concerns to planning@cityofmobile.org or they may be uploaded to the website via the portal [here](#). Comments must be entered by 2 PM on Sunday, May 3rd in order to be considered by the Board. <https://www.youtube.com/channel/UCdLrEwf3ewSNmCNm21fVfNg>

BOARD OF ZONING ADJUSTMENT

AGENDA

May 4, 2020 - 2:00 P.M.

LIVE STREAM on YouTube

<https://www.youtube.com/channel/UCdLrEwf3ewSNmCNm21fVfNg>

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:

1. **#6315**

(Case #BOA-001213-2020)

L. Craig Roberts

257 North Jackson Street

(West side of North Jackson Street, 155'± North of State Street).

Front Yard Setback and Driveway Width Variances to allow a front yard setback of 22' for a dwelling, with a 15' wide driveway within the front yard setback in a T-4 Sub-District of the Downtown Development District; the Zoning Ordinance limits the front yard setback to a maximum of 12', and limits the driveway width to a maximum of 10' within the front yard setback in a T-4 Sub-District of the Downtown Development District.

Council District 2

2. **#6316**

(Case #BOA-001227-2020)

Joe Vinson Builders, Inc.

3568 Higgins Road

(East side of Higgins Road, 270'± South of its North terminus).

Side Yard Setback and Combined Side Yard Setback Variances to allow one HVAC system and one HVAC system platform higher than 3' above grade within the required side yard setbacks resulting in reduced combined side yard setbacks in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum side yard setback of 8' and a minimum combined side yard setback of 20' for mechanical equipment higher than 3' above grade in an R-1, Single-Family Residential District.

Council District 4

3. **#6317**

(Case #BOA-001228-2020)

Casey Pipes

1500 Government Street

(North side of Government Street, 300'± East of South Catherine Street, extending to the East side of Catherine Street, 175'± North of Government Street).

Use Variance to allow a liquor store in an LB-2, Limited Neighborhood Business District; the Zoning Ordinance does not allow a liquor store in an LB-2, Limited Neighborhood Business District.

Council District 2

4. **#6318**

(Case #BOA-001229-2020)

David Shumer

5461 Kooiman Road

(South side of Kooiman Road, 430'± East of US Highway 90 West).

Residential Buffer Variance to waive the construction of a buffer privacy fence

along adjacent residentially-zoned properties for a memory care facility in a B-1, Buffer Business District; the Zoning Ordinance requires a residential buffer privacy fence along adjacent residentially-zoned properties for a commercial development in a B-1, Buffer Business District.

Council District 4

V. EXTENSIONS:

5. #6280
(Case #BOA-001031-2019)
Mobile Storm Volleyball Club
65 Sidney Phillips Drive

(Southwest corner of Werkland Street and Sidney Phillips Drive).

Use Variance to allow a volleyball club in an I-1, Light Industrial District; the Zoning Ordinance does not allow sports and recreation clubs to operate in an I-1, Light Industrial District.

Council District 1

6. #6281
(Case #BOA-001032-2019)
Mobile Storm Volleyball Club
65 Sidney Phillips Drive

(Southwest corner of Werkland Street and Sidney Phillips Drive).

Use Variance to allow a personal training facility in an I-1, Light Industrial District; the Zoning Ordinance does not allow personal training facilities in an I-1, Light Industrial District.

Council District 1

VI. PUBLIC HEARINGS:

7. #6319
(Case #BOA-001231-2020)
Bret Webb
3721 The Cedars

(Southeast corner of The Cedars and Tuthill Lane).

Setback Variance to allow the construction of a 6-foot privacy fence within a required front yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance limits fences within a required front yard to a maximum height of three (3) feet in an R-1, Single-Family Residential District.

Council District 7

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8. **#6320/6264**
(Case #BOA-001239-2020)
The Mitchell Company, LLC (Christopher Sylvester)
1004 Wildwood Avenue
(West side of Wildwood Avenue, 61'± South of the intersection of Chandler Street and Wildwood Avenue).
Lot area and Lot Width Variances to allow a lot less than 7,200 square feet and lot widths less than 60-feet in an R-1, Single-Family Residential District; the Zoning Ordinance requires new lots for residential use to be at least 60-feet wide at the building setback line and requires a minimum lot area of 7,200 square feet in an R-1, Single-Family Residential District.
Council District 6

9. **#6321**
(Case #BOA-001242-2020)
Ranita Smith
103 Michael Donald Avenue
(West side of Michael Donald Avenue, 63'± North of the intersection of Michael Donald Avenue and Old Shell Road).
Administrative Appeal of a staff decision granting “reasonable accommodation” to allow up to 8 unrelated people to live in a recovery residence as a family.
Council District 2

10. **#6322**
(Case #BOA-001250-2020)
G. Allen Garstecki, Jr. and Kara M. Garstecki
206 Carmel Drive East
(East side of Carmel Drive East, 170'± North of the intersection of Carmel Drive East and Bexley Lane).
Setback Variance to allow construction of a covered patio within the required rear yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' rear yard setback for structures in an R-1, Single-Family Residential District.
Council District 7

11. **#6323**
(Case #BOA-001251-2020)
Ahearn Construction (Matthew Ahearn)
900 Saint Anthony Street
(Northwest corner of Saint Anthony Street and North Broad Street).
Parking, Landscape, and Tree Planting Variances to allow a reduced number of parking spaces, waive commercial landscaping requirements, and a reduced number of required tree plantings in a B-4, General Business District; the Zoning Ordinance requires compliant parking, landscaping, and tree planting for new commercial development in a B-4, General Business District.
Council District 2

12. #6324

(Case #BOA-001258-2020)

John G. Walton Construction Co., Inc. and City of Mobile
Baltimore Street

(South side of Baltimore Street extending to the North side of Heustis Street, 338'± West of the intersection of Gayle Street and Baltimore Street).

Use, Surfacing, and Tree and Landscaping Variances to allow the temporary use of the property for an office trailer and construction lay-down yard, to waive tree planting and landscape requirements, and to allow the use of gravel as an alternative parking surface in an R-1, Single-Family Residential District; the Zoning Ordinance requires compliant tree planting and landscaping for all new commercial development, limits properties in R-1 districts to residential use only, and does not allow gravel as an alternative parking surface in an R-1, Single-Family Residential District.

Council District 3

VII. OTHER BUSINESS: