

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.youtube.com/channel/UCdLrEwf3ewSNmCNm21fVfNg> OR <https://www.cityofmobile.org/government/city-council/livestream/>

BOARD OF ZONING ADJUSTMENT

AGENDA

August 3, 2020 - 2:00 P.M.

Meeting to be livestreamed.

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. **#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

V. EXTENSIONS:

2. **#6218**
(Case #BOA-000710-2018)
Springhill Village, LLC
4350, 4354, 4356, 4358, 4360, 4362, 4364 and 4366 Old Shell Road
(North side of Old Shell Road, 390'± West of Dilston Lane extending to the East side of North McGregor Avenue, 480'± North of Old Shell Road).
Reduced Building Frontage, Increased Access Drive Width and Sign Variances to allow a 41%+ building frontage along Old Shell Road, and a 46%+ building frontage along McGregor Avenue North; to allow a two-way access drive width of 38.88'+; and to allow two pylon signs to remain on site in a Village Center Sub-district of a Traditional Center District overlay; the Zoning Ordinance requires an 80% building frontage, allows a maximum two-way drive width of 30', and does not allow freestanding signs in a Village Center Sub-district of a Traditional Center District overlay.
Council District 7

VI. PUBLIC HEARINGS:

3. **#6333**
(Case #BOA-001308-2020)
Rowe Surveying & Engineering, Inc. (Eric Jackson, Agent)
4580 Shipyard Road
(West side of Shipyard Road, 730'± South of Crown Drive).
Surfacing Variance to allow aggregate surfacing for a truck parking and maneuvering area on a commercial site in a B-5, Office/Distribution District; the Zoning Ordinance requires parking and maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface in a B-5, Office/Distribution District.
Council District 4

4. **#6334/5431**
(Case #BOA-001312-2020)
Wrico Signs (Downtown Police Precinct)
55 North Water Street
(West side of North Water Street, extending from St. Francis Street to St. Michael Street).
Sign Variance to allow two (2) individual storefront signs exceeding the height limit, two (2) wall plaque signs exceeding the size allowance, and one (1) projecting sign in a T-6 Sub-District of the Downtown Development District; the Zoning Ordinance allows one (1) individual storefront sign per business not exceeding 2' in height, one (1) wall plaque sign per business not exceeding eight (8) square feet, and does not allow projecting signs in a T-6 Sub-District of the Downtown Development District.
Council District 2

5. **#6335/6243/5603**
(Case #BOA-001318-2020)
The Fernbank Apartments, LLC
1400 Church Street
(Northwest corner of Church Street and Everett Street)
Use Variance to allow an apartment building in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow an apartment building in an R-1, Single-Family Residential District.
Council District 2

6. **#6336/6162**
(Case #BOA-001331-2020)
David M. Shumer (Barton & Shumer Engineering, LLC)
921 Dauphin Street & 926 Conti Street

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(North side of Conti Street, 230'± East of Common Street, extending to the South side of Dauphin Street, 285'± East of Common Street).

Parking and Access/Maneuvering Surface Variances to allow a parking lot with an aggregate surface on a commercial site in an LB-2, Limited Neighborhood Business District; the Zoning Ordinance requires parking and access/maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface in an LB-2, Limited Neighborhood Business District.

Council District 2

7. #6337

(Case #BOA-001332-2020)

Shawn Conklan

4287 Horloesther Court

(Southwest corner of Old Shell Road and Horloesther Court).

Front Yard and Side Street Side Yard Setback Variances to allow an 8' high privacy fence within 25' of the front yard and side street side yard setbacks in an R-1, Single-Family Residential District; the Zoning Ordinance requires fences 3' high or taller to be setback at least 25' from the front yard and side street property lines in an R-1, Single-Family Residential District.

Council District 5

8. #6338

(Case #BOA-001333-2020)

Cherry McNab Architects (Joe De Le Ree, Agent)

664 South University Boulevard

(Northwest corner of South University Boulevard and Ahepa Lane [private street]).

Residential Buffer Variance to allow a dumpster within 10' from residentially-zoned property in a B-3, Community Business District; the Zoning Ordinance requires dumpsters be a minimum 10' from residentially-zoned property for in a B-3, Community Business District.

Council District 4

9. #6339/5800

(Case #BOA-001334-2020)

Africatown Community Development Corporation

400 Africatown Boulevard

(Northwest corner of Bay Bridge Road and Paper Mill Road, extending to Paper Mill Road Extension).

Use, Parking, Parking Surface, Buffering, Landscaping and Tree Planting, Setback and Signage Variances to allow a market in a split-zoned B-2, Neighborhood Business District and R-2, Two-Family Residential District with substandard parking, substandard parking surface, no residential buffering, no landscaping or tree plantings, reduced structure setbacks, and noncompliant signage; the Zoning

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**Ordinance requires a B-3, Community Business District for a seasonal market, with compliant parking, parking surfacing, residential buffer, landscaping and tree plantings, with compliant structure setbacks and compliant signage.
Council District 2**

- 10. #6340
(Case #BOA-001335-2020)
Clark Geer Latham & Associates
146 Hyland Avenue
(Southeast corner of Spring Hill Avenue and Hyland Avenue).
Use Variance to allow off-site parking for a church in an R-1, Single-Family Residential District; the Zoning Ordinance requires all parking to be on-site for a church in an R-1, Single-Family Residential District.
Council District 1**
- 11. #6341
(Case #BOA-001336-2020)
Furr Street Partners, LLC
108 and 110 Furr Street
(East side of Furr Street, 185' ± North of Old Shell Road).
Parking and Maneuvering Surface Variance to allow aggregate surfacing in a B-3, Community Business District; the Zoning Ordinance requires parking and maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface in a B-3, Community Business District.
Council District 1**
- 12. #6342
(Case #BOA-001337-2020)
Metcalfe & Company (Brian Metcalfe, Agent)
200 North Royal Street
(Block bounded by North Royal Street, State Street, North Water Street and St. Anthony Street).
Building Material, Window Transparency and Fence Height Variances to allow a metal modular building with reduced window transparency, and a perimeter fence height of 10' in a T-6 Sub-District of the Downtown Development District; the Zoning Ordinance prohibits metal exterior finishes on structures, requires a window transparency of at least 78%, and limits a perimeter fence height to a maximum of 8' within a T-6 Sub-District of the Downtown Development District.
Council District 2**

V. OTHER BUSINESS: