

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](mailto: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

March 1, 2021 - 2:00 P.M.

**Meeting to be streamed online.**

#### 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. EXTENSIONS:

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. PUBLIC HEARINGS:**

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
  
3. **#6370/6353/6156**  
(Case #BOA-001513-2021)  
**Dan Buckley**  
**3535 Spring Hill Avenue**  
(South side of Spring Hill Avenue extending to the North side of Irene Street; 293'± West of Avalon Street).  
**Use and Front Setback Variances to allow a second dwelling on a single lot with a reduced front setback in an R-1, Single-Family Residential District; the Zoning Ordinance limits the number of dwelling units to a maximum of one (1) per lot and requires a minimum 25' front setback from all frontages in an R-1, Single-Family Residential District.**  
Council District 7
  
4. **#6371**  
(Case #BOA-001514-2021)  
**VCP Seamans, LLC (Eric Jackson, agent)**  
**350 St Joseph Street**  
(Northeast corner of Adams Street and St Joseph Street, extending to North Water Street).  
**Primary Frontage Lot Width Variance to allow an increased lot width along a primary frontage street in a T-5.1, Mixed-Use of Medium Intensity Sub-District of the Downtown Development District; the Zoning Ordinance limits lot width along a primary frontage street to 180' in a T-5.1, Mixed-Use of Medium Intensity Sub-District of the Downtown Development District.**  
Council District 2

**VI. OTHER BUSINESS**