

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

November 2, 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. #6346 – **WITHDRAWN BY APPLICANT**
(Case #BOA-001363-2020)
Shaun Small
5651 Three Notch Road
(South side of Three Notch Road, 440'± West of Old Pascagoula Road).

Off-Site Parking Variance to allow the use of temporary off-site parking in a B-3, Community Business District; the Zoning Ordinance requires all parking to be provided on-site in a B-3, Community Business District.
Council District 2

2. **#6350**
(Case #BOA-001394-2020)
Sharon Pate
256 Oak Drive
(South side of Oak Drive, 125'± East of St. Stephens Road).
Use Variance to allow ten (10) children in a home-based child day care business in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow more than six (6) children in a home-based child day care business in an R-1, Single-Family Residential District.
Council District 2

V. PUBLIC HEARINGS:

3. **#6351/4786/4511**
(Case #BOA-001365-2020)
PCI Support Services
65 Government Street
(Southeast corner of Government Street and South Royal Street extending to the Southwest corner of Government Street and South Water Street).
Sign Variance to allow an undefined sign type in a T-6, Mixed-Use of High Intensity Sub-District of the Downtown Development District; the Zoning Ordinance requires all signage to comply with current design standards in a T-6, Mixed-Use of High Intensity Sub-District of the Downtown Development District.
Council District 2
4. **#6352/3495/3337/2354/1697**
(Case #BOA-001392-2020)
Selwonk Enterprises
366 Burton Avenue
(Southeast corner of Nall Street and Burton Avenue).
Use Variance to allow a duplex on a single lot 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 in an R-1, Single-Family Residential District.
Council District 1

Board of Zoning Adjustment
November 2, 2020

5. **#6353/6156**
(Case #BOA-001399-2020)
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 Variance to allow a second dwelling on a single lot 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 in an R-1, Single-Family Residential District.
Council District 7

6. **#6354**
(Case #BOA-001401-2020)
Steve Stone
52 Bienville Avenue
(West side of Bienville Avenue, 297'± North of Conti Street).
Setback Variance to allow construction of a deck and shed with reduced side and rear yard setbacks in an R-1, Single-Family Residential District; the Zoning Ordinance requires full compliance with side and rear yard setbacks in an R-1, Single-Family Residential District.
Council District 2

7. **#6355**
(Case #BOA-001404-2020)
Car Time, LLC (Jackie Nguyen, Agent)
4045 Cottage Hill Road
(Southeast corner of Cottage Hill Road and Wildwood Drive).
Use Variance to allow for internet automotive wholesale in a B-2, Neighborhood Business District; the Zoning Ordinance does not allow for internet automotive wholesale in a B-2, Neighborhood Business District.
Council District 4

8. **#6356/5279/5251/4007/3892/2258**
(Case #BOA-001406-2020)
MA Foodmart 1, LLC (Mohammed Suid, Agent)
1363 Government Street
(Southeast corner of Government Street and Everett Street).
Sign Variance to allow an increase in the maximum allowable signage for all signs for a property within the Leinkauf Historic District in a B-2, Neighborhood Business District; the Zoning Ordinance limits the maximum allowable signage for all signs to a total of 64 square feet for properties within the Leinkauf Historic District in a B-2, Neighborhood Business District.
Council District 2

**Board of Zoning Adjustment
November 2, 2020**

9. **#6357**
(Case #BOA-001411-2020)
Lori Smith dba Florida Certified Sign Erectors
6301 Cottage Hill Road
(Southwest corner of Cottage Hill Road and Lloyds Lane).
Sign Variance to allow for digital signage within 300' of residentially zoned property in a B-2, Neighborhood Business District; the Zoning Ordinance requires all digital signage to be placed a minimum of 300' away from any residentially zoned property.
Council District 6

10. **#6358**
(Case #BOA-001412-2020)
Natasha Hill
7160 Old Military Road
(South side of Old Military Road; 204'± South of Gipson Road).
Use Variance to allow ten (10) children in a home-based child day care business in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow more than six (6) children in a home-based child day care business in an R-1, Single-Family Residential District.
Council District 4

11. **#6359**
(Case #BOA-001415-2020)
Revitalize Mobile, LLC
1710 Gulf Field Drive North
(North side of Gulf Field Drive North; 141'± East of Maryvale Street South).
Use Variance to allow three (3) 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 3

V. OTHER BUSINESS: