

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

October 5, 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
(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

V. EXTENSIONS:

2. **#6303/4795**
(Case #BOA-001162-2019)
David Shumer
4875 Tufts Road
(East side of Tufts Road, 300'± South of Furman Drive).
Use, Access, Multiple Buildings and Surfacing Variances to amend a previously-approved Use Variance to allow the expansion of a mechanical equipment manufacturing operation, with shared access across multiple properties with multiple buildings, and aggregate surfacing for maneuvering and parking, and a laydown area in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow a mechanical equipment manufacturing operation with shared access across multiple properties with multiple buildings, and requires all maneuvering and parking surfaces to be paved in asphalt, concrete or an approved alternative paving surface, and does not allow a laydown area in an R-1, Single-Family Residential District.
Council District 4
3. **#6307**
(Case #BOA-001178-2020)
Robert Maurin, RA
300 St. Louis Street
(Northwest corner of St. Louis Street and North Jackson Street).
Building Height and Frontage Type Variances to allow a building to exceed the maximum height allowance, with a non-compliant frontage type, in a T5.1 Sub-District of the Downtown Development District; the Downtown Development District limits maximum building height to three stories, and requires one of six frontage types in a T5.1 Sub-District.
Council District 2
4. **#6313**
(Case #BOA-001206-2020)
St Louis 554, LLC
151 North Cedar Street and 554 St. Louis Street
(Northwest corner of North Cedar Street and St. Louis Street).
Use Variance to allow a freestanding parking lot in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District; the Zoning Ordinance prohibits parking as a primary use on the property in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District.
Council District 2

5. #6314
(Case #BOA-001207-2020)
Mariner Mobile I, LLC
505, 507, & 515 St. Louis Street and 510 St. Michael Street
(Southeast corner of St. Louis Street, and North Cedar Street, extending to the Southwest corner of St. Louis Street and North Lawrence Street, and the Northeast corner of North Cedar Street and St. Michael Street).
Transparency Variance to allow reduced transparency in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District; the Zoning Ordinance requires a minimum of 80% transparency along a primary frontage, and 30% transparency along a secondary frontage for Shopfront frontage types in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District.
Council District 2

VI. PUBLIC HEARINGS:

6. #6348
(Case #BOA-001388-2020)
Merrill Pratt Thomas, Jr.
4458 Emperor Drive
(North side of Emperor Drive, 240'± West of Schwaemmle Drive).
Side Yard Setback Variance to allow a carport/storage structure less than 8' from a side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires at least an 8' side yard setback for structures in an R-1, Single-Family Residential District.
Council District 5
7. #6349/4564
(Case #BOA-001393-2020)
Lynn M. Jackson
4170 Bay Front Road
(Southwest corner of Bay Front Road and Terrell Road).
Front Yard Setback Variance to allow a wooden privacy fence to exceed 3' in height within the 25' front yard setback in a B-2, Neighborhood Business District; the Zoning Ordinance does not allow a wooden privacy fence to exceed 3' in height within a required front yard setback in a B-2, Neighborhood Business District.
Council District 3
8. #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

VII. OTHER BUSINESS: