

BOARD OF ZONING ADJUSTMENT

AGENDA

July 12, 2021 - 2:00 P.M.

Auditorium, Mobile Government Plaza

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. HOLDOVERS:

1. #6389/5829

(Case #BOA-001608-2021)

The CORE Project, Inc.

7125 Hitt Road

(Southwest corner of Hitt Road and Cody Road South).

Use Variance to allow a school for autistic children at an existing church in an R-1, Single-Family Residential District; the Zoning Ordinance requires a B-1, Buffer Business District, with Planning Approval, for a school for autistic children.

Council District 6

IV. PUBLIC HEARINGS:

2. **#6395**
(Case #BOA-001624-2021)
Amy Cramer
4501 Park Road
(East side of Park Road at the East terminus of Canal Road).
Side Yard Setback Variance to allow an air conditioning unit over three (3) feet high within a required side yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires side yard setback compliance for all structures three (3) feet and higher in an R-1, Single-Family Residential District.
Council District 3

3. **#6396/583**
(Case #BOA-001652-2021)
Garden Design Solutions, Inc.
1004 Government Street
(West side of Common Street, extending from Government Street to Conti Street).
Front Yard, Side Street Side Yard, and Rear Street Rear Yard Setback Variances to allow a wall and fence over three (3) feet in height within the required setbacks in a B-1, Buffer Business District; the Zoning Ordinance requires front yard, side street side yard, and rear street rear yard setback compliance for walls and fences three (3) feet high or higher in a B-1, Buffer Business District.
Council District 2

4. **#6397**
(Case #BOA-001653-2021)
Byrd Surveying, Inc.
4575 Higgins Road
(South side of Higgins Road, 370'± East of Cypress Business Park Drive).
Surfacing and Residential Buffer Variance requests to allow gravel parking and maneuvering surfacing, and no residential buffer at a boat storage facility in a B-3, Community Business District; the Zoning Ordinance requires parking and maneuvering surfacing to be asphalt, concrete or an approved alternative paving surface, and requires a residential buffer to adjacent residentially zoned properties in a B-3, Community Business District.
Council District 4

5. **#6398**
(Case #BOA-001654-2021)
Barton & Shumer Engineering, LLC
2600 First Avenue
(Northwest corner of First Avenue and Jessie Street).
Use, Side Street Side Yard Setback, Dumpster Setback, Residential Buffer, Off-Street Loading, Parking Lot Screening and Tree Planting Variances to allow a grocery/convenience store with reduced side street side yard and dumpster setbacks,

no on-site residential buffer, no off-street loading area, no parking lot screening, and no tree plantings in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow a grocery/convenience store in an R-1, Single-Family Residential District, and requires compliance with side street side yard setbacks, dumpster setbacks, residential buffers, off-street loading, parking lot screening and tree planting requirements for commercial uses.

Council District 1

6. **#6399/6281/6280**
(Case #BOA-001656-2021)
Zito Russell Architects, PC
65 Sidney Phillips Drive

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

Use and Parking Ratio Variances to allow a volleyball club with less than required parking spaces in an I-1, Light Industry District; the Zoning Ordinance does not allow sports and recreation clubs to operate in, and requires compliant parking, in an I-1, Light Industry District.

Council District 1

7. **#6400**
(Case #BOA-001659-2021)
Jarrold White
1069 State Street

(South side of State Street, 120'± East of Kennedy Street).

Side Yard Setback, Combined Side Yards Setback, and Accessory Structure Variances to allow reduced side yard and combined side yards setbacks, and to allow an accessory structure to be built on a vacant site prior to constructing a dwelling in an R-2, Two-Family Residential District; the Zoning Ordinance requires compliance with side yard and combined side yard setbacks, and does not allow an accessory structure to be constructed on a vacant site prior to constructing a dwelling in an R-2, Two-Family Residential District.

Council District 2

V. **OTHER BUSINESS:**