

# BOARD OF ZONING ADJUSTMENT

## AGENDA

March 7, 2022 - 2:00 P.M.

Auditorium, Government Plaza

### I. CALL TO ORDER:

Chairman William Guess

### II. ROLL CALL

	William L. Guess, Chairman
	Sanford Davis, Vice-Chairman
	Gregory Morris, Sr.
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	William C. Carroll, III

### III. ADOPTION OF THE AGENDA:

### IV. HOLDOVERS:

1. **#6431/3924**  
**(Case #BOA-001857-2021)**  
**Frankie Smith**  
**960 South Lawrence Street**  
(Northwest corner of South Lawrence Street and South Carolina Street).  
**Front Yard and Side Street Side Yard Setback Variances to allow a building addition within the required front and side street side yard setbacks in an I-1, Light Industry District; the Zoning Ordinance requires full compliance with the front yard and side street side yard setback requirements in an I-1, Light Industry District.**  
Council District 3

**V. EXTENSIONS:**

2. **#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

3. **#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:**

4. **#6444**

(Case #BOA-001926-2022)

**Jacquelyn R. Benedict**

**2159 Old Government Street**

(Southeast corner of Old Government Street and Crenshaw Street).

**Side Street Side Yard Setback Variance to allow a privacy fence over three feet high within the required 20-foot side street side yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow structures over three feet high within the required 20-foot side street side yard setback in an R-1, Single-Family Residential District.**

Council District 1

5. **#6445**  
(Case #BOA-001948-2022)  
**Lamar Advertising**  
**826 South Conception Street**  
(Southwest corner of South Conception Street and New Jersey Street).  
**Sign Variance to allow an outdoor advertising sign in excess of 300 square feet per face, in excess of 35 feet in height and within 1,000 feet of another outdoor advertising sign in an I-1, Light Industry District; the Zoning Ordinance limits outdoor advertising signs to a maximum of 300 square feet per face, with a maximum height of 35 feet, and no closer than 1,000 feet of another outdoor advertising sign in an I-1, Light Industry District.**  
Council District 2
  
6. **#6447/6420**  
(Case #BOA-001953-2022)  
**Roxanne Eaton & Joyce Pritchett**  
**3340 Lees Lane**  
(West side of Lees Lane, 680'± South of its North terminus).  
**Use Variance to allow a family recreation venue with accessory use facilities in an R-1, Single-Family Residential District; the Zoning Ordinance requires that the primary use of a property be for a single-family residential dwelling in an R-1, Single-Family Residential District.**  
Council District 4

**VII. OTHER BUSINESS:**