

BOARD OF ZONING ADJUSTMENT

AGENDA

March 2, 2020 - 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. **#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

IV. EXTENSIONS:

2. **#6277**
(Case #BOA-001018-2019)
Springhill Medical Center
3715, 3719 Dauphin Street, and 141 Memorial Hospital Drive, and 3610 Springhill Memorial Drive
(South side of Dauphin Street Service Road, 1,168'± West of I-65 extending to the West side of I-65, 1,658'± South of Dauphin Street).
Sign Variance to allow for multiple freestanding signs on a single business site in a B-1, Buffer Business District and B-3, Community Business District; the Zoning Ordinance only allows one freestanding sign on a single business site in a B-1, Buffer Business District and B-3, Community Business District.
Council District 5

V. PUBLIC HEARINGS:

3. **#6310/6138/5104**
(Case #BOA-001198-2020)
Munn Enterprises, Inc.
101 East I-65 Service Road South
(East side of East I-65 Service Road South, extending to the West side of Springdale Boulevard; 113'± North of Emogene Street).
Sign Variance to amend a previously approved sign variance to allow informational wall signs larger than 20 square feet in a B-3, Community Business District; the Zoning Ordinance limits informational wall signs to 20 square feet in a B-3, Community Business District.
Council District 5
4. **#6311/5363**
(Case #BOA-001202-2020)
Wrico Signs (Conn's Home Plus)
3250 Airport Boulevard
(Northeast corner of Airport Boulevard and Interstate 65).
Sign Variance to allow informational wall signs larger than 20 square feet and temporary vehicular signage in a B-3, Community Business District; the Zoning Ordinance limits informational wall signs to 20 square feet, and does not allow vehicular signage in a B-3, Community Business District.
Council District 5

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

5. **#6312**
(Case #BOA-001205-2020)
Brian Ward
3805 Spring Hill Avenue
(Southeast corner of Spring Hill Avenue and North McGregor Avenue).
Front Setback, Building Frontage, Shading of Sidewalk, Increased Parking, and Garden wall Variances to allow a structure to be setback more than 12-feet from the front property line(s), occupying less than 70% of the lot frontage, providing no shading of the sidewalk, parking exceeding 20% of the minimum required parking, and a six-foot tall garden in a front yard; the Zoning Ordinance requires a structure be built to the front property line or within 12-feet of the front property line, a minimum building frontage of 70%, that the sidewalk be shaded, parking not exceeding 20% of the minimum required parking, and that a fence or wall in the first 25-feet cannot exceed 3-feet in height in Neighborhood Center Subdistrict of a Traditional Center District.
Council District 7

6. **#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

7. **#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

V. OTHER BUSINESS: