

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

September 14, 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. #6336/6162
(Case #BOA-001331-2020)
David M. Shumer (Barton & Shumer Engineering, LLC)
921 Dauphin Street & 926 Conti Street
(North side of Conti Street, 230'± East of Common Street, extending to the South side of Dauphin Street, 285'± East of Common Street).

Parking Lot Lighting, Parking and Access/Maneuvering Surface Variances to allow reduced parking lot lighting in a parking lot with an aggregate surface on a commercial site in an LB-2, Limited Neighborhood Business District; the Zoning Ordinance requires full compliance with parking lot lighting requirements as well as parking and access/maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface in an LB-2, Limited Neighborhood Business District.
Council District 2

2. **#6339/5800**

(Case #BOA-001334-2020)

Africatown Community Development Corporation

400 Africatown Boulevard

(Northwest corner of Bay Bridge Road and Paper Mill Road, extending to Paper Mill Road Extension)

Use, Parking, Parking Surface, Buffering, Landscaping and Tree Planting, Setback and Signage Variances to allow a market in a split-zoned B-2, Neighborhood Business District and R-2, Two-Family Residential District with substandard parking, substandard parking surface, no residential buffering, no landscaping or tree plantings, reduced structure setbacks, and noncompliant signage; the Zoning Ordinance requires a B-3, Community Business District for a seasonal market, with compliant parking, parking surfacing, residential buffer, landscaping and tree plantings, with compliant structure setbacks and compliant signage.

Council District 2

3. **#6342**

(Case #BOA-001337-2020)

Metcalf & Company (Brian Metcalfe, Agent)

200 North Royal Street

(Block bounded by North Royal Street, State Street, North Water Street and St. Anthony Street).

Building Material, Window Transparency and Fence Height Variances to allow a metal modular building with reduced window transparency, and a perimeter fence height of 10' in a T-6 Sub-District of the Downtown Development District; the Zoning Ordinance prohibits metal exterior finishes on structures, requires a window transparency of at least 78%, and limits a perimeter fence height to a maximum of 8' within a T-6 Sub-District of the Downtown Development District.

Council District 2

V. PUBLIC HEARINGS:

4. **#6343**
(Case #BOA-001343-2020)
Wrico Signs (for Porsche of Mobile)
1533 East I-65 Service Road South
(East side of I-65, ¼ mile± South of Pleasant Valley Circle).
Sign Variance to allow three (3) wall signs and one (1) freestanding sign on a single business site in a B-3, Community Business District; the Zoning Ordinance limits single business sites to a maximum of three (3) signs with no more than one (1) freestanding sign in a B-3, Community Business District.
Council District 4

5. **#6344**
(Case #BOA-001360-2020)
Gary Beasley II
741 Lakeside Drive West
(East side of Lakeside Drive West, 93'± North of Lakeside Drive South).
Tree Planting, Front Landscape Area, Side Yard Setback, and Multiple Structures Variances to allow the construction of a second primary structure and connecting canopy on a single building site less than 5' from a side property line with reduced tree and landscaping in a B-3, Community Business District; the Zoning Ordinance requires full compliance with tree and landscape area requirements, a minimum side yard width of 5', and a separate building site for each structure other than an accessory structure in a B-3, Community Business District.
Council District 4

6. **#6345/6093**
(Case #BOA-001361-2020)
Temple Lodge LLC (Casey Pipes, Agent)
55 North Warren Street
(Northwest corner of St. Francis Street and North Warren Street, extending to the Southwest corner of St. Michael Street and North Warrant Street).
Transparency Variance to allow reduced transparency in a T5.1, Mixed Use of Medium Intensity Sub-District of the Downtown Development District; the Zoning Ordinance requires a minimum 15% transparency for each floor of a building's façade in a T5.1, Mixed Use of Medium Intensity Sub-District of the Downtown Development District.
Council District 2

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7. **#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 4

8. **#6347/6335/6243/5603**
(Case #BOA-001364-2020)
The Fernbank Apartments, LLC
1400 Church Street
(Northwest corner of Church Street and Everett Street).
Surfacing Variance to allow gravel surfacing for a parking lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires all parking to be paved with asphalt, concrete, asphaltic concrete, or an approved alternative paving surface for parking lots in an R-1 Single Family Residential District.
Council District 2

V. OTHER BUSINESS: