



Mobile Board of Zoning Adjustment Agenda

May 1, 2023 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

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

EXTENSIONS

1. BOA-001206-2020

Case #: 6313
Location: 151 North Cedar Street and 554 St. Louis Street
Applicant / Agent: St. Louis 554, LLC
Council District: District 2
Proposal: 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.

2. BOA-001207-2020

Case #: 6314
Location: 505, 507 & 515 St. Louis Street and 510 St. Michael Street
Applicant / Agent: Mariner Mobile I, LLC
Council District: District 2
Proposal: 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.

PUBLIC HEARINGS

3. BOA-002443-2023

Case #: 6511
Location: 4218 Bellevue Lane
Applicant / Agent: Shawn Kleinpeter
Council District: District 5
Proposal: Front Yard Setback Variance to allow an eight-foot (8') high wall along the front property line and within the 25-foot front yard setback in an R-1, Single-Family Residential District; the Unified Development Code (UDC) requires a 25-foot front yard setback in an R-1, Single-Family Residential district.

4. BOA-002464-2023

Case #: 6513/2140
Location: 1800 Dr. Martin Luther King, Jr. Avenue
Applicant / Agent: Progressive Black Fire Fighters of Mobile, Inc. (Terence Bridges, Agent)
Council District: District 2
Proposal: Use and Side Street Side Yard Setback Variances to allow a membership meeting hall with a 13-foot (13') side street side yard setback in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow a membership meeting hall in an R-1, Single-Family Residential Urban District, and requires a 20-foot (20') side street side yard setback in an R-1, Single-Family Residential Urban District.

5. BOA-002481-2023

Case #: 6514
Location: 765 St. Anthony Street
Applicant / Agent: Victor Robinson
Council District: District 2
Proposal: Site Variance to allow a curb cut along the primary street frontage for a corner lot with a secondary street frontage, and to allow a curb cut along the primary street frontage for a lot with no secondary street frontage and less than 54 feet in width in an SD-WH, Special District-Warehousing Sub-District of the Downtown Development District; the Unified Development Code (UDC) does not allow a curb cut along the primary street frontage for a corner lot with a secondary street frontage, and does not allow a curb cut along the primary street frontage for a lot with no secondary street frontage and less than 54 feet in width in an SD-WH, Special District-Warehousing Sub-District of the Downtown Development District.

6. BOA-SE-002483-2023

Case #: 6515
Location: 5761 U.S. Highway 90 West
Applicant / Agent: TVH Properties, LLC (Casey Pipes, Agent)
Council District: District 4
Proposal: Special Exception and Frontage Landscaping Variances to allow the expansion of an existing veterinary hospital with outside runs, and to allow reduced frontage landscaping area, in a B-3, Community Business District; the Unified Development Code (UDC) requires a Special Exception to allow outside runs, and full compliance with the landscaping requirements in a B-3, Community Business District.

7. BOA-002484-2023

Case #: 6516/5817/5662/5531/1653
Location: 208 North Lafayette Street
Applicant / Agent: Napoleon McCovery (Gerald Byrd, Agent)
Council District: District 2
Proposal: Off-Site Parking Variance to amend a previously approved Off-Site Parking Variance to allow a parking expansion in a B-2, Neighborhood Business District (rezoning pending); the Unified Development Code (UDC) requires all parking to be on-site in a B-2, Neighborhood Business District.