

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.youtube.com/channel/UCdLrEwf3ewSNmCNm21fvfNg>

BOARD OF ZONING ADJUSTMENT

AGENDA

July 6, 2020 - 2:00 P.M.

Streamed online

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. **#6322**

(Case #BOA-001250-2020)

G. Allen Garstecki, Jr. and Kara M. Garstecki

206 Carmel Drive East

(East side of Carmel Drive East, 170'± North of the intersection of Carmel Drive East and Bexley Lane).

Setback Variance to allow construction of a covered patio within the required rear yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' rear yard setback for structures in an R-1, Single-Family Residential District.

Council District 7

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2. **#6327**
(Case #BOA-001276-2020)
Don Williams
3600 Springhill Memorial Drive North
(Northwest corner of Springhill Memorial Drive North and West I-65 Service Road South).
Front Yard and Side Street Yard Setback Variances to allow the construction of an eight (8) foot high metal picket fence within the required front yard and side street side yard setbacks in a B-3, Community Business District; the Zoning Ordinance limits fences within a required front yard setback and side street side yard setback to a maximum height of three (3) feet in a B-3, Community Business District.
Council District 5

V. PUBLIC HEARINGS:

3. **#6328/6270/5653**
(Case #BOA-001286-2020)
Marine Rigging, Inc. (Gary Cowles, Agent)
500 & 552 Beauregard Street
(Northwest corner of Beauregard Street and North Lawrence Street).
Use, Access/Maneuvering and Tree Planting Variances to allow tension testing and research of marine rigging components, vehicular access/maneuvering area within the public right-of-way, and reduced tree plantings for a commercial site in a B-4, General Business District; the Zoning Ordinance does not allow a laboratory for testing or research in a B-4, General Business District, requires all access/maneuvering areas to be on-site, and full compliance with all tree planting requirements for a commercial site.
Council District 2
4. **#6329**
(Case #BOA-001289-2020)
Debra and Roy Isbell
910 Government Street
(North side of Government Street, 266'± West of South Broad Street).
Sign Variance to allow the placement of a double-sided, hanging post sign not exceeding six (6) square feet per side for an associated home occupation in an R-B, Residence-Business District; the Zoning Ordinance limits home occupations to a wall sign not to exceed one (1) square foot in area in an R-B, Residence-Business District.
Council District 2
5. **#6330/6170**
(Case #BOA-001291-2020)
Merchants Alabama, LLC
250 Yeend Street

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(North side of Yeend Street extending to the South side of Baker Street, 400'± West of the intersection of Yeend Street and Baker Street).

Front Yard Setback Variance to allow the construction of elevated emergency exits and associated stairs within a required front yard setback in an I-2, Heavy Industrial District; the Zoning Ordinance requires any structure which exceeds three (3) feet in height to meet all required setbacks in an I-2, Heavy Industrial District.

Council District 3

6. **#6331/6031/5764**
(Case #BOA-001294-2020)
Eames Gilmore (Rashard Harris, Agent)

3201 Airport Boulevard

(South side of Airport Boulevard, extending to the North side of International Drive and the West side of Bel Air Boulevard).

Sign Variance to allow three (3) wall signs for a single tenant with two (2) street frontages located on a multi-tenant site in a B-3, Community Business District; the Zoning Ordinance limits each tenant to one (1) wall sign per street frontage when located on a multi-tenant site in a B-3, Community Business District.

Council District 5

7. **#6332**
(Case #BOA-001295-2020)
Janet Conte (Don Williams, Agent)

51 South Catherine Street

(East side of South Catherine Street, 327'± North of Brown Street).

Front Yard Setback Variance to allow for the addition of a front porch and accessibility ramp to an existing dwelling within a required front yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires any structure which exceeds three (3) feet in height to meet all required setbacks in an R-1, Single-Family Residential District.

Council District 2

VI. EXTENSION REQUESTS:

8. **#6306**
(Case #BOA-001176-2020)
Flora Thompson

1950 Hunter Avenue

(Northwest corner of Hunter Avenue and South Street).

Front Yard and Rear Yard Setback Variances to allow a structure to encroach within the front yard and rear yard setbacks in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 25' front yard setback and an 8' minimum rear yard setback in an R-1, Single-Family Residential District.

Council District 2

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9. **#6295/6006/5953**
(Case #BOA-001128-2019)
Gray Arnold (Don Williams, Agent)
103 North Warren Street

(Northwest corner of North Warren Street and Saint Michael Street).

Site Variances to allow a covered, partially enclosed terrace, and reduced transparency in an SD-WH, Special District – Warehousing of the Downtown Development District; the Zoning Ordinance does not allow terraces to be covered or partially enclosed, and requires 20% transparency for new construction along Warren Street in SD-WH, Special District – Warehousing of the Downtown Development District.

Council District 2

VII. OTHER BUSINESS: