

BOARD OF ZONING ADJUSTMENT MINUTES
MEETING OF NOVEMBER 7, 2005 - 2:00 P.M.
MOBILE GOVERNMENT PLAZA, MULTI-PURPOSE ROOM

MEMBERS PRESENT

Reid Cummings, Chairman
Stephen J. Davitt, Jr., Vice-Chairman
Martha Collier
Vernon Coleman
Sanford Davis

MEMBERS ABSENT

William Guess
H. Lamar Lee

STAFF PRESENT

Frank Palombo, Planner I
David Daughenbaugh, Urban Forestry
Mae Sciple, Secretary II

OTHERS PRESENT

David Roberts, Traffic Engineering

Chairman Cummings noted the number of members present constituted a quorum and called the meeting to order.

The notation *motion carried unanimously* indicates a consensus, with the Chairman voting.

APPROVAL OF MINUTES:

A motion was made by Mr. Coleman and seconded by Ms. Collier to approve the minutes of the meetings of September 12 and October 3, 2005, as submitted. The motion carried unanimously.

PUBLIC HEARINGS:

#5327/5152

(Case #ZONZON2005-01956)

Mobile Area Water and Sewer Board

(East side of North Catherine Street, 130'± North of Center Street)

Use and Off-Site Parking Variances to allow 56 off-site (paved) parking spaces in an R-1, Single-Family Residential District for an adjacent (across the street) utility company; a minimum of B-1, Buffer Business District is required and all parking is required to be on site.

Jimmy Rogers, with McCrory and Williams Engineering, was present representing the applicant and explained this request. Mr. Rogers said that the Mobile Water and Sewer Board was granted a Use Variance for this project in 2003, but due to budget constraints were unable to initiate the project. Money had now been allocated for the construction, and they would like to proceed in two phases. The first phase would involve some initial paving and locating two office trailers on the site while they are renovating their main office building. Once the renovations were

completed they would proceed with phase two, which would involve removing the temporary trailers and completing the remainder of the parking lot. Mr. Rogers said they were in agreement with the staff recommendations.

After discussion a motion was made by Mr. Davitt and seconded by Ms. Collier to approve the request for Use and Off-Site Parking Variances to allow 56 off-site (paved) parking spaces in an R-1, Single-Family Residential District for an adjacent (across the street) utility company at the above referenced location subject to the following conditions:

- 1) full compliance with the landscaping and tree planting requirements of the ordinance;
- 2) full compliance with all municipal codes and ordinances;
- 3) the provision of a buffer where the site adjoins residential property;
- 4) the parking design and pedestrian crosswalk to be approved by the Traffic Engineering Department; and
- 5) the completion of the subdivision process (submission of seven copies of the final plat).

The motion carried unanimously.

#5328

(Case #ZON2005-01975)

John D. Peebles (James W. Hybart, Jr., Owner)

805 Church Street

(South side of Church Street, 60'± East of South Jefferson Street)

Use Variance to allow the conversion of one building of an existing nonconforming warehouse (B-3 Community Business use) into two apartments in a R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of R-2, Two-Family Residential zoning

John Peebles, applicant, was present in this matter and presented this request on behalf of the owner, James W. Hybart, Jr. Mr. Peebles said they proposed to buy the subject property and convert a two-story concrete block office building into two apartments with attached garages and courtyards. There was an 8,000 square foot metal warehouse behind the concrete block office that they planned to put a new top on and re-skin and turn it into five mini-warehouse units with truck doors and man doors. They would enclose that space with the same type of fencing that was used at the cruise terminal downtown. All the surfaces would be re-paved and they would comply with the Architectural Review Board's requirements. Mr. Peebles also said they were in agreement with the staff recommendations.

In discussion Ms. Collier asked why they chose the particular fence he indicated.

Mr. Peebles said the new fencing would replace some rather terrible looking chain link fencing now on the site. It had a clean, crisp, industrial look and would look much nicer than what was there now, and it would offer the security required if you want to lease a storage unit.

Mr. Coleman asked if the parking lot in front of the church was involved in this proposal.

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Mr. Peebles said the property referred to was actually a part of the Church Street Cemetery and was not involved in this application. He indicated on the plan the property involved, which would go all the way to the corner of Jefferson Street. They would re-cut those lots and put the garages for the two units there on the west side of the concrete block building.

Ms. Collier asked if all of the commercial property she saw there now would be gone.

Mr. Peebles said no. They were going to refurbish the buildings that were there now. The concrete block building would have balconies and would become two, 1200 square foot apartments, one upstairs and one downstairs. They would construct two garages on the west side.

Ms. Collier asked if she understood that the storage units would be five buildings.

Mr. Peebles explained that there would be five separate bays within one building. They would be rented separately.

Mr. Palombo noted that interior separation walls would also be constructed.

Mr. Peebles said that construction would meet all codes, and they were in agreement with the recommendations of the staff.

Mr. Cummings asked if there was anyone present to speak in opposition to this application. There was no one else present.

After discussion a motion was made by Mr. Davitt and seconded by Mr. Coleman to approve the request for a Use Variance to allow the conversion of one building of an existing nonconforming warehouse (B-3, Community Business use) into two apartments in a R-1, Single-Family Residential District at the above referenced location subject to the following conditions:

- 1) all necessary Architectural Review Board approvals;
- 2) full compliance with all codes and ordinances; and
- 3) frontage trees to be coordinated with and approved by Urban Forestry.

The motion carried unanimously.

OTHER BUSINESS:

There being no further business, the meeting was adjourned.

APPROVED: January 9, 2005

Chairman of the Board

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