

**AGENDA
JULY 7, 2014
BOARD OF ZONING ADJUSTMENT**

I. CALL TO ORDER:

Chairman, William L. Guess

II. ROLL CALL

	William L. Guess, Chairman
	Vernon Coleman, Vice-Chairman
	Sanford Davis
	Lewis Golden
	Adam Metcalfe
	Jeremy B. Milling
	Russell Reilly

III. HOLDOVERS:

1. #5894

(Case #ZON2014-00898)

Jason Bunch (Carfinder's)

85 Schillinger Road North

(Northwest corner of Schillinger Road North and Airway Park Drive).

Use and Site Variances to allow the off-site temporary storage of vehicles on a vacant lot with gravel surface in a B-3, Community Business District; the Zoning Ordinance requires asphalt, concrete, or an approved alternative paving surface in a B-3, Community Business District.

Council District 7

2. #5895/5797/5726

(Case #ZON2014-00928)

New Hope Baptist Church

1270 & 1272 Pecan Street, 608 Live Oak Street, 1261 & 1263 Persimmon Street

(Northeast corner of Pecan Street and Live Oak Street extending to the Southeast corner of Pecan Street and Persimmon Street).

Tree Planting Variance to reduce the number of Frontage Heritage Trees required for a church in an R-2, Two-Family Residential District; the Zoning Ordinance requires a minimum of one frontage heritage tree per 30 linear feet of street frontage for a church in an R-2, Two-Family Residential District.

Council District 2

IV. PUBLIC HEARINGS:

3. **#5897**
(Case #ZON2014-01120)
Donald and Sabina Hinton
5350 Todd Boulevard
(West side of Todd Boulevard, 550'± North of the terminus of Todd Boulevard).
Side Setback Variances to allow a shed within 6'± of the side property line, and a shed within .75'± of the side property line on a 100'± wide lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of an 8' side yard setback on a 100'± wide lot in an R-1, Single-Family Residential District.
Council District 4

4. **#5898**
(Case #ZON2014-01130)
Advantage Sign Company
3449 Hillcrest Road
(Northeast corner of Hillcrest Road and Girby Road).
Sign Variance to allow a digital sign located 210'± from the nearest residentially zoned property in a B-3, Community Business District; the Zoning Ordinance requires all digital signs to be a minimum of 300' from residentially zoned property in B-3, Community Business District.
Council District 6

5. **#5899**
(Case #ZON2014-01149)
McLain and Associates, Inc.
1312 West I-65 Service Road South
(West side of West I-65 Service Road South, 410'± South of Key Street).
Use Variance to allow a retail and lounge business in an I-1, Light Industry District; the Zoning Ordinance does not allow retail or lounge businesses in an I-1, Light Industry District.
Council District 5

6. **#5900**
(Case #ZON2014-01175)
William and Brenda Broadus
7669 Avenue D
(South side of Avenue D, 150'± East of 6th Avenue).
Use Variance to allow a mobile home as a second residence on a single site in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow more than one residence on a single site in an R-1, Single-Family Residential District.
Council District 7

7. **#5901**
(Case #ZON2014-01185)
City of Mobile, Community Planning and Development Department
906 and 908 Delaware Street
(North Side of Delaware Street, 110'± West of South Broad Street).

Bulk, Front Setback, and Side Yard Setback Variances to allow a duplex on a 6,680 square foot site, with a 21'6" front yard setback and a 1' side yard setback in an R-3, Multi-Family Residential District; the Zoning Ordinance requires a minimum of 8,000 square feet for a duplex, with a minimum front yard setback of 25', and a minimum side yard setback of 8' in an R-3, Multi-Family Residential District.
Council District 2

8. **#5902**
(Case #ZON2014-01200)
Gavin Bender
166 South Royal Street
(Southwest corner of South Royal Street and Theater Street).
Use Variance to allow a brewery in a T5.1 District; the Downtown Development District Code requires a minimum of a SD-WH district to allow a brewery.
Council District 2

9. **#5903**
(Case #ZON2014-01205)
Treska Ballard
5055 Overlook Road
(Southwest corner of Overlook Road and Joyce Road).
Use and Tree Planting Variances to allow a hair salon, with reduced tree plantings in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District with full compliance with tree plantings.
Council District 7

10. **#5904**
(Case #ZON2014-01212)
Melanie Friend
1801 Old Shell Road
(Southwest corner of Old Shell Road and Kenneth Street).
Administrative Appeal of a staff determination of food service as an accessory use to a retail business in a B-2, Neighborhood Business District; the Zoning Ordinance allows an accessory use to a retail business in a B-2, Neighborhood Business District. The applicant contends that the food service appears to now be an equal or primary use.
Council District 1

VI. OTHER BUSINESS