

**AGENDA**  
**November 6, 2017**  
**BOARD OF ZONING ADJUSTMENT**

**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. HOLDOVERS:**

**1. #6127**

**(Case #BOA-000178-2017)**

**James Randolph Miller, Jr.**

**620 Cumberland Road East**

(West side of Cumberland Road East, 136'± North of Cumberland Road South).

**Side and Rear Setback Variances to allow a storage building 5.3' from the side property line and 7.8' from the rear property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of 8' side and rear yard setbacks in an R-1, Single-Family Residential District.**

Council District 6

**BOARD OF ZONING ADJUSTMENT**

November 6, 2017

**IV. EXTENSIONS:**

2. **#6059**

(Case #ZON2016-01807)

**Liz Garza**

**119 Dauphin Street**

(South side of Dauphin Street, 85'± East of St Emanuel Street).

**Sign Variance to allow an unclassified wall sign in a T-5.2 Zoning Sub-District in the Downtown Development District; the Zoning Ordinance requires a wall sign to be either an Upper Building, an Individual Storefront, or a Painted Sign, the proposed signage does not meet the criteria for any of those signs in a T-5.2 Zoning Sub-District in the Downtown Development District.**

Council District 2

**IV. PUBLIC HEARINGS:**

3. **#6135/6136/6137**

(Case #BOA-000264-2017, BOA-000265-2017 and BOA-000266-2017)

**Dennis D. McLeod**

**451 & 457 Dauphin Island Parkway, 1965 & 1967 Antoine Street and 1968 Duncan Street**

(Southeast corner of Dauphin Island Parkway and Antoine Street, extending to the North side of Duncan Street, 150'± East of Dauphin Island Parkway.)

**Use, Front Setback, Reduced Tree Planting, Landscaping, Surfacing, and Maneuvering Variances to allow the storage of commercial equipment in two R-1, Single-Family Residential Districts, and to allow two existing buildings within the 25' front setback, reduced tree plantings, no landscape area, aggregate surfacing, and vehicular maneuvering area within the public right-of-way for a single-tenant commercial site in a B-3, Community Business District; the Zoning Ordinance requires a minimum of an I-1, Light Industry District for the storage of commercial equipment, and a minimum 25' front setback for all structures, full compliance with the tree planting and landscaping area requirements, all parking to be paved with concrete, asphaltic concrete, asphalt, or approved alternative parking surface, and all vehicular maneuvering areas to be located out of the right-of-way for a single-tenant commercial site in a B-3, Community Business District.**

Council District 2

**BOARD OF ZONING ADJUSTMENT**

November 6, 2017

4. **#6138/5104**  
(Case #BOA-000286-2017)  
**BRR Architecture (Scott Ready, Agent)**  
**101 East I-65 Service Road South**  
(Northeast corner of East I-65 Service Road South and Emogene Street extending to the Northwest corner of Emogene Street and Springdale Boulevard.)  
**Sign Variance to allow an informational wall sign larger than 20 square feet in a B-3, Community Business District; the Zoning Ordinance limits information wall signs to 20 square feet in a B-3, Community Business District.**  
Council District 5
  
5. **#6139**  
(Case #BOA-000290-2017)  
**Eric C. Droblven**  
**208 North Joachim Street**  
(Southeast corner of North Joachim Street and State Street.)  
**Masking of Parking Variance to waive masking requirements for a parking lot in a T-4 Sub-District of the Downtown Development District; the Zoning Ordinance requires a hedge, evergreen vines, or other evergreen planting materials combined with a metal fence or masonry wall, with or without a hedge or evergreen planting, to mask parking lots in a T-4 Sub-District of the Downtown Development District.**  
Council District 2
  
6. **#6140/3421/69**  
(Case #BOA-000291-2017)  
**Ken Knuckles (Development Management Group, LLC)**  
**1753 Spring Hill Avenue**  
(Southwest corner of Spring Hill Avenue and Mobile Infirmary Boulevard.)  
**Sign Variance to allow an 8' tall monument sign and five additional wall signs for a multi-tenant site in a B-2, Neighborhood Business District; the Zoning Ordinance limits the height of monument signs to 5' and allows one wall sign per tenant, per street frontage on a multi-tenant site in a B-2, Neighborhood Business District.**  
Council District 1
  
7. **#6141/6008/5825**  
(Case #BOA-000292-2017)  
**Centre for the Living Arts**  
**301 Conti Street**  
(Southwest corner of Conti Street and South Jackson Street.)  
**Sign Variance to allow two banner signs, one 220± square feet and one 286± square feet, to be hung for a nine-month period at a non-profit arts facility in a T-5.2 Sub-District of the Downtown Development District; the Zoning Ordinance allows one banner sign per business with a maximum size of 32 square feet for a duration of thirty days, three times per year, in a T-5.2 Sub-District of the Downtown Development District.**  
Council District 2

**IV. OTHER BUSINESS**

- **Business Meeting**

**Date:** Thursday, November 30, 2017

**Time:** 2:00 PM

**Location:** Multi-Purpose Room, Government Plaza

Business meeting to meet with Mark White, the consultant preparing the revisions to the Zoning Ordinance.

The purpose of the meeting will be to brief the Board regarding proposed changes to the Ordinance, and how it may impact the duties of the Board.

Working drafts of several of the new sections can be found at this location, and you can also comment at this site: <http://mapformobile.org/zoning/>