

**AGENDA**  
**March 5, 2018**  
**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. PUBLIC HEARINGS:**

1. **#6159/6119/6063**  
**(Case #BOA-000388-2018)**

**Jeff LaCour**

**5054 Old Shell Road**

(Northeast corner of Old Shell Road and Border Drive North.)

**Use, Parking Surface, and Buffer Variances to allow a restaurant in a Neighborhood General Subdistrict of the Traditional Center District (R-1, Single-Family Residential District), with an aggregate parking surface and no parking lot buffering along a street frontage; the Zoning Ordinance does not allow a restaurant in a Neighborhood General Subdistrict of the Traditional Center District (R-1, Single-Family Residential District), all parking surfaces must be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface, and parking lot buffering is required along street frontages.**

Council District 7

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2. **#6160**  
(Case #BOA-000395-2018)  
**Allen Steadham**  
**801 Spring Hill Avenue**  
(West side of North Bayou Street, extending from Spring Hill Avenue to St. Francis Street.)  
**Parking Lot Buffer Variance to not require a 3' high wall or fence with vegetative buffer along the parking lot street front property lines on a commercial site within the Downtown Development District; the Zoning Ordinance requires a 3' high wall or fence with vegetative buffer along street frontages of a parking lot on a commercial site within the Downtown Development District.**  
Council District 2
  
3. **#6161**  
(Case #BOA-000409-2018)  
**WNC of Mobile, LLC**  
**907 Hillcrest Road, Suites F & G**  
(East side of Hillcrest Road, 490'+ South of Piccadilly Square Drive.)  
**Administrative Appeal of a staff determination to allow one parking space per 300 square feet of gross floor area for a proposed painting class studio allowing class members to be sold wine and beer in a B-2, Neighborhood Business District; the Zoning Ordinance requires one parking space per 100 square feet of gross floor area for any business selling food or beverage in a B-2, Neighborhood Business District.**  
Council District 6
  
4. **#6162**  
(Case #BOA-000412-2018)  
**David Shumer (Barton & Shumer Engineering, LLC)**  
**921 Dauphin Street**  
(South side of Dauphin Street, 550'± West of South Broad Street.)  
**Parking and Access/Maneuvering Surface and Parking Lot Lighting Variances to allow a parking lot with an aggregate surface and reduced lighting on a commercial site split-zoned R-1, Single-Family Residential and B-1 Buffer Business Districts (rezoning to LB-2, Limited Neighborhood Business is pending); the Zoning Ordinance requires parking and access/maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface with lighting providing a minimum of one foot-candle on the parking surface on a commercial site (and LB-2 Districts) split-zoned R-1, Single-Family Residential and B-1 Buffer Business Districts.**  
Council District 2

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5. **#6163**  
**(Case #BOA-000413-2018)**  
**David Shumer (Barton & Shumer Engineering, LLC)**  
**4568 Halls Mill Road**  
(North side of Halls Mill Road, 715'± West of the North terminus of Laughlin Drive.)  
**Parking and Access/Maneuvering Surface Variances to allow the retention of aggregate parking and access/maneuvering surfaces at a school in an R-1, Single-Family Residential District; the Zoning Ordinance requires parking and access/maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface at schools in an R-1, Single-Family Residential District.**  
Council District 4
  
6. **#6164/5635/5404/1858**  
**(Case #BOA-000414-2018)**  
**Design Team Sign Company**  
**2540 Old Shell Road**  
(Northeast corner of Old Shell Road and North Florida Street.)  
**Sign Variance to amend a previously approved Sign Variance to allow a wall sign on a non-street frontage wall on an end-unit tenant at a public street intersection on a multi-tenant commercial site in a B-2, Neighborhood Business District; the Zoning Ordinance limits wall signs for an end-unit tenant at a public street intersection on a multi-tenant commercial site to walls only facing public streets in a B-2, Neighborhood Business District.**  
Council District 1
  
7. **#6165**  
**(Case #BOA-000415-2018)**  
**Alan Chastain – L A Signs**  
**1124 Hillcrest Road**  
(West side of Hillcrest Road, 350'± South of Johnston Lane.)  
**Sign Variance to allow a digital electronic message center sign within 300' of residentially zoned property in a B-2, Neighborhood Business District; the Zoning Ordinance does not allow digital signage within 300' of any residentially zoned property in a B-2, Neighborhood Business District.**  
Council District 6

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**8. #6166**

**(Case #BOA-000417-2018)**

**William T. Partridge**

**1703 Dublin Street**

(Block bounded by Dublin Street, Rotterdam Street, Belfast Street and Brussels Street.)

**Front Yard Setback Variance to allow an entrance canopy within 13'-10" of the front property line at a church in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 25' front yard setback for all structures over 3' high in an R-1, Single-Family Residential District.**

Council District 2

**VI. OTHER BUSINESS**