



Mobile Board of Zoning Adjustment Results Agenda

April 6, 2026 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

X	Mr. William L. Guess, Chairman
X	Mr. Adam Metcalfe, Vice Chairman
X	Mr. Lewis Golden
X	Mr. Jeremy B. Milling
	Mr. William Petway
X	Mr. Gregory Morris, Sr.
X	Ms. Trithenia Ferrell
X	Mr. Taylor Atchison, Supernumerary
X	Mr. Allen Williams, Supernumerary

Staff: Doug Anderson, Stephen Guthrie, Marie York, Bert Hoffman, Victoria Burch, George Davis, Jonathan Ellzey, Peter Toler

MOTION TO ADOPT THE AGENDA BY ADAM METCALFE; SECOND BY JEREMY MILLING.

Order of Hearing: 4, 1-3, 5-6

EXTENSIONS

1. BOA-003459-2025

Case #: 6704
Location: 706 Monroe Street
Applicant/Agent: Lucy Barr Designs
Council District: District 2
Proposal: Rear Yard Setback Variance to allow an addition to an existing residence to be less than 20-feet from the rear property line in a T-3 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires structures to have a minimum 20-foot setback from the rear property line in a T-3 Sub-District of the Downtown Development District.

Motion TO APPROVE by Adam Metcalfe; second by Trithenia Ferrell. **Approved**.
Allen Williams recused.

After discussion, the Board approved a six (6) month extension.

PUBLIC HEARINGS

2. BOA-003645-2026

Case #: 6742/6640
Location: 7290 Howells Ferry Road
Applicant/Agent: Austin Wittner
Council District: District 7
Proposal: Use Variance to allow the construction of a pole barn/shop without a primary dwelling in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires a primary dwelling prior to the allowance of accessory structures in an R-1, Single Family Residential Suburban District.

Motion TO APPROVE by Jeremy Milling; second by Adam Metcalfe. **Approved**.
Taylor Atchison recused.

After discussion, the Board determined the following findings of fact for approval:

- A) The variance **will not** be contrary to the public interest;
- B) Special conditions **exist** such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C) The spirit of the chapter **shall be** observed and substantial justice **done** to the applicant and the surrounding neighborhood by granting the variance.

The approval is subject to the following conditions:

- 1) Revision of the site plan to show the proposed structure drawn to scale and dimensioned to scale off the property lines and approved by Planning and Zoning prior to the issuance of any permits for construction;
- 2) Completion of the Subdivision process;
- 3) Obtaining a building permit for a primary residence within one (1) year of the Board's approval; and
- 4) Full compliance with all municipal codes and ordinances.

3. BOA-003654-2026

Case #: 6743
Location: 4411 Government Boulevard
Applicant/Agent: PCDA Architecture
Council District: District 4
Proposal: Residential Buffer Variance to allow no residential buffer where a B-3 Community Business Suburban District abuts an R-1, Single Family Residential Suburban District; the Unified Development Code (UDC) requires a compliant residential buffer where a B-3 Community Business Suburban District abuts an R-1, Single Family Residential Suburban District.

Motion TO APPROVE by Taylor Atchison; second by Jeremy Milling. **Approved.**
Adam Metcalfe recused.

After discussion, the Board determined the following findings of fact for approval:

- A) The variance **will not** be contrary to the public interest;
- B) Special conditions exist such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship;
- C) The spirit of the chapter **shall** be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance; and
- D) The adjacent lot currently zoned R-1 is being marketed as commercial.

4. BOA-SE-003655-2026

Case #: 6744/6700
Location: 316 Dauphin Street
Applicant/Agent: Mary Daffin (Robert Maurin, Agent)
Council District: District 2
Proposal: Special Exception approval to allow an event venue with an occupant load of 270 people in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow an event venue with an occupant load over 100 people in a T-5.1 Sub-District of the Downtown Development District.

Motion TO HOLDOVER by Gregory Morris; second by Adam Metcalfe. **Heldover to May 4, 2026.**
Taylor Atchison recused.

After discussion, the Board heldover the application to the May 4, 2026 meeting at the request of the Legal Department, as a possible settlement is being discussed for the pending appeal regarding the same property and proposal.

5. BOA-003656-2026

Case #: 6745
Location: 231 South McGregor Avenue
Applicant/Agent: Samuel St. John
Council District: District 5
Proposal: Setback Variance to allow an eight-foot (8') tall masonry wall within the front 25-foot setback in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires structures taller than three-feet (3') to be located outside of the 25-foot front yard setback in an R-1, Single-Family Residential Suburban District.

Motion TO APPROVE by Adam Metcalfe; second by Taylor Atchison. **Approved.**
Allen Williams recused.

After discussion, the Board determined the following findings of fact for approval:

- A) The variance **will not** be contrary to the public interest;
- B) Special conditions exist such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C) The spirit of the chapter **shall** be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

The approval is subject to the following conditions:

- 1) Revision of the site plan to illustrate all property lines and setbacks; and
- 2) Acquisition of all necessary permits for the construction of the wall.

6. BOA-003665-2026

Case #: 6746/6673
Location: 2308 Ashland Place Avenue
Applicant/Agent: William Price & M. Curry Moore Stahl
Council District: District 1
Proposal: Setback Variance to allow reduced side street side yard setbacks in an R-1, Single-Family Residential Urban District located within a locally regulated historic district; the Unified Development Code (UDC) requires R-1, Single-Family Residential Urban District corner lots within locally regulated historic districts to have setbacks no less than the side street side yard setback of other corner lots, along the same side of the street.

Motion TO APPROVE by Jeremy Milling; second by Adam Metcalfe. **Approved.**
Taylor Atchison recused.

After discussion, the Board determined the following findings of fact for approval:

Auditorium, Mobile Government Plaza, 205 Government Street
For more information, please visit: BuildMobile.org/Board of Zoning Adjustment

- A) The variance **will not** be contrary to the public interest;
- B) Special conditions exist such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C) The spirit of the chapter **shall** be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

The approval is subject to the following conditions:

- 1) Provision of gutters and downspouts for the accessory structure; and
- 2) Compliance with all other codes and ordinances.

OTHER BUSINESS
