



# Mobile Board of Zoning Adjustment Results Agenda

August 4, 2025 – 2:00 P.M.

## ADMINISTRATIVE

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### Roll Call

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

Staff: Doug Anderson, Stephen Guthrie, Marie York, Bert Hoffman, Victoria Burch, Grace Toledo

MOTION TO ADOPT THE AGENDA BY ADAM METCALFE; SECOND BY GREGORY MORRIS.

## EXTENSIONS

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### 1. BOA-003164-2024

**Case #:** 6643/6468  
**Location:** 4519 Cypress Business Park  
**Applicant/Agent:** Kimmy Care, LLC  
**Council District:** District 4  
**Proposal:** Use Variance to amend a previously approved Use Variance to allow operation of a daycare in a B-5, Office-Distribution District; the Unified Development Code (UDC) does not allow the operation of a daycare in a B-5, Office-Distribution District.

Motion TO APPROVE by Adam Metcalfe; second by Gregory Morris. **Approved.**

After discussion, the Board approved a three (3) month extension.

## PUBLIC HEARINGS

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### 2. BOA-003367-2025

**Case #:** 6683  
**Location:** 357 Coventry Way  
**Applicant/Agent:** Frazaco Group, LLC (Charles Dzantah, Agent)  
**Council District:** District 5  
**Proposal:** Use Variance to allow a duplex in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow duplexes in an R-1, Single-Family Residential Suburban District.

Motion TO HOLDOVER by Gregory Morris; second by Trithenia Ferrell. **Heldover to September 8, 2025.**

After discussion, the Board heldover the application to the September 8<sup>th</sup> meeting to allow the applicant time to contact neighbors about the application and to address parking and other code issues associated with the proposed duplex.

### 3. BOA-003375-2025

**Case #:** 6684  
**Location:** 3050 Old Shell Road  
**Applicant/Agent:** Pinnacle Fencing Supply, LLC (Lucas Bolton, Agent)  
**Council District:** District 1  
**Proposal:** Use Variance to a contractor's storage yard in a B-2, Neighborhood Business Urban District and R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow a contractor's storage yard in a B-2, Neighborhood Business Urban District and R-1, Single-Family Residential Urban District.

Motion TO APPROVE by Adam Metcalfe; second by Taylor Atchison. **Approved.**  
Lewis Golden opposed.

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) A detailed site plan must be submitted for review and approval prior to any site work, illustrating compliance with all applicable requirements of Article 3 of the UDC;

- 2) The use of the site shall be limited to outdoor storage of fencing materials associated with the applicant's fence contracting business and no other uses shall be permitted without further review;
- 3) No new buildings or structures shall be constructed on the site without prior approval of appropriate permits and any required variances;
- 4) The site may be surfaced with aggregate material only for storage of inventory areas, in accordance with Article 3, Section 64-3-12.A.5.(c)(2) of the UDC;
- 5) All stored inventory shall not be stacked higher than six (6) feet and must be fully screened from view by a privacy fence at least six (6) feet in height, constructed of wood, brick, or masonry, as required by Article 3, Section 64-3-13.B. of the UDC;
- 6) A protection buffer in compliance with Article 3, Section 64-3-8.A.2. of the UDC must be provided along the northern boundary of the property where it adjoins the R-1 property developed for residential use;
- 7) Provision of a 6-foot tall wooden privacy fence and 15-foot wide vegetative buffer along adjacent R-1 properties to the North and West of the subject site;
- 8) Deliveries to the site shall be limited to no more than two (2) truck deliveries per month, as stated by the applicant; and,
- 9) The site must otherwise fully comply with all other codes and ordinances.

#### 4. BOA-003377-2025

**Case #:** 6685/6611/6431/3924  
**Location:** 960 South Lawrence Street  
**Applicant/Agent:** PCDA Architecture, Paul Davis  
**Council District:** District 3  
**Proposal:** Reduced Parking, Front Yard Setback, and Side Street Side Yard Setback Variances to amend a previously approved variance to allow no on-site parking and a building addition within the required front and side street side yard setbacks in an I-1, Light Industry District; the Unified Development Code (UDC) requires full compliance with parking requirements as well as front yard and side street side yard setback requirements in an I-1, Light Industry District.

Motion TO APPROVE by Gregory Morris; second by Chris Carroll. **Approved.**

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 **do not 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) Obtaining of all required permits for the structure; and
- 2) Full compliance with all other municipal codes and ordinances.

## 5. BOA-SE-003400-2025

**Case #:** 6686  
**Location:** 850 Marion Street  
**Applicant/Agent:** Alabama Power Company (Chester Lachowicz, Agent)  
**Council District:** District 2  
**Proposal:** Special Exception approval to allow an electrical substation in an R-2, Two-Family Residential Suburban District; the Unified Development Code (UDC) requires Special Exception approval for electrical substations in an R-2, Two-Family Residential Suburban District.

Motion TO APPROVE by Gregory Morris; second by Adam Metcalfe. **Approved.**

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

- A. The proposed use **is** in harmony with the general purpose, goals, objectives and standards of this Chapter, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.
- B. The proposed use at the proposed location **shall not** result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety and general welfare either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Chapter, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.
- C. The proposed use **will** be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, and services specified in this subsection.
- D. The proposed use **is** consistent with all applicable requirements of this Chapter, including: any applicable development standards in Article 3; and any applicable use regulations in Article 4.
- E. The proposed use **is** compatible with the character of the neighborhood within the same zoning district in which it is located.
- F. The proposed use **will not** impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
- G. The proposed use **will** have no more adverse effects on health, safety or comfort of persons living or working in the neighborhood or will be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district.
- H. The site **is** designed to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads.
- I. The site **is** designed to minimize the impact on storm water facilities.
- J. The use **will** be adequately served by water and sanitary sewer services.
- K. The use **is not** noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and

- L. The use **will not** be detrimental or endanger the public health, safety or general welfare.

The approval is subject to the following conditions:

- 1) Revise the site plan to indicate the height and materials of the existing perimeter fence;
- 2) Relocate the existing perimeter fence to be outside of the 25-foot minimum building setback line if it is a privacy fence (or similar) taller than three-feet (3’);
- 3) Revision of the site plan to provide at least one (1) queuing space (9’ x 17’ each) in front of the gate to allow vehicles to pull out of the right-of-way;
- 4) Revise the site plan to depict an eight-foot (8’) high solid masonry wall or wood fence around the substation;
- 5) Placement of a note on the site plan stating that storage of materials, trucks or repair equipment shall not be permitted on the site.
- 6) Revise the site plan to depict a compliant residential buffer where the site abuts residentially zoned properties;
- 7) Retention of the sidewalk along Marion Street;
- 8) Full compliance with tree planting and landscape area requirements for the portion of the site that is being developed.
- 9) Submittal of a revised site plan (.pdf) to [planning@cityofmobile.org](mailto:planning@cityofmobile.org) prior to the issuance of permits; and
- 10) Full compliance with all municipal codes and ordinances.

## 6. BOA-003401-2025

<b>Case #:</b>	6687/6651/6307
<b>Location:</b>	300 St. Louis Street
<b>Applicant/Agent:</b>	Kleban Properties, LLC (Keri Coumanis, Agent)
<b>Council District:</b>	District 2
<b>Proposal:</b>	Building Height and Frontage Type Variances to amend a previously approved variance to allow a building to exceed the maximum height allowance, with a non-compliant frontage type, in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) limits maximum building height to three stories and requires one (1) of six (6) frontage types in a T-5.1 Sub-District of the Downtown Development District.

Motion TO APPROVE by Chris Carroll; second by Taylor Atchison. **Approved.**

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.

## 7. BOA-003402-2025

**Case #:** 6688  
**Location:** 1809 Dauphin Street  
**Applicant/Agent:** William K. and Virginia B. Perkins  
**Council District:** District 2  
**Proposal:** Fence Variance to allow a stucco wall exceeding six-feet (6') tall within the minimum front setback in an R-1, Single-Family Urban Residential District; the Unified Development Code (UDC) allows fences to be no more than three-feet (3') tall within the minimum front setback in an R-1, Single-Family Urban Residential District

Motion TO APPROVE by Adam Metcalfe; second by Chris Carroll/Gregory Morris. **Approved.**

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) Acquisition of all necessary permits for the construction of the wall.

## 8. BOA-003403-2025

**Case #:** 6689  
**Location:** 401 St. Louis Street  
**Applicant/Agent:** RGH (Stephen Howle, Agent)  
**Council District:** District 2  
**Proposal:** Curb Cut Number, Building Orientation, Signage, Material, and Frontage Type Variances to allow three (3) curb cuts to North Franklin Street, to allow the proposed building to utilize a "B" street as the primary frontage, to allow an address number exceeding one (1) square foot, to allow non-compliant materials for garage doors, and to have non-compliant frontage types in a SD-WH sub-district in the Downtown Development District; the Unified Development Code (UDC) limits developments to one (1) curb cut per street frontage, requires developments to use an "A" street as the primary frontage, limits address numbers to a maximum of one (1) square foot, requires all building materials to be compliant, and requires one (1) of seven (7) frontage types in a SD-WH Sub-District of the Downtown Development District.

Motion TO APPROVE by Taylor Atchison; second by Adam Metcalfe. **Approved.**  
Lewis Golden 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) Obtain a non-utility right-of-way use agreement to allow gallery columns to encroach into the right-of-way;
- 2) Obtain all required land disturbance, building, and sign permits; and
- 3) Full compliance with all municipal codes and ordinances.

## 9. BOA-003404-2025

**Case #:** 6690  
**Location:** Southeast corner of St. Louis Street and North Claiborne Street  
**Applicant/Agent:** RGH (Stephen Howle, Agent)  
**Council District:** District 2  
**Proposal:** Signage and Frontage Type Variances to allow two (2) upper building signs and a non-compliant frontage type in a T-5.1 sub-district in the Downtown Development District; the Unified Development Code (UDC) limits buildings to one (1) upper building sign and requires one (1) of six (6) frontage types in a T-5.1 sub-district in the Downtown Development District.

Motion TO APPROVE by Chris Carroll; second by Gregory Morris. **Approved.**  
Lewis Golden 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) Obtain a non-utility right-of-way use agreement to allow gallery columns to encroach into the right-of-way;
- 2) Obtain all required land disturbance, building, and sign permits; and
- 3) Full compliance with all municipal codes and ordinances.

## 10.BOA-003405-2025

**Case #:** 6691/6331/6042/6031/5764  
**Location:** 3201 Airport Boulevard  
**Applicant/Agent:** Kimley-Horn and Associates (Katie Fitzjarrald, Agent)  
**Council District:** District 5  
**Proposal:** Sign Variance to allow an informational sign larger than 20 square feet in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits informational signs to no more than 20 square feet in a B-3, Community Business Suburban District.

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

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) Approval of all necessary sign and electrical permits; and
- 2) Full compliance with all municipal codes and ordinances.

## 11.BOA-003407-2025

**Case #:** 6692  
**Location:** 700 West I-65 Service Road South  
**Applicant/Agent:** A & R Development Group, LLC  
**Council District:** District 5  
**Proposal:** Density Variance to allow more than 25 dwelling units per acre for a multi-family development in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits multi-family developments to no more than 25 dwelling units per acre in a B-3, Community Business Suburban District.

Motion TO APPROVE by Taylor Atchison; second by Gregory Morris. **Approved.**

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](http://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) Approval of a MOD to amend the previously approved PUD for the overall site; and
- 2) Full compliance with all other municipal codes and ordinances.

## OTHER BUSINESS

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- **Review of Minutes from the following Board of Adjustment meetings:**

April 3, 2023

July 10, 2023

September 9, 2024

October 7, 2024

November 4, 2024

December 2, 2024

Motion to approve by Gregory Morris. Second by Adam Metcalfe. **Approved.**