



Mobile Board of Zoning Adjustment

Results Agenda

February 2, 2026 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

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

Staff: Emma Hope, Stephen Guthrie, Marie York, Victoria Burch, Grace Toledo

HOLDOVER

1. BOA-003538-2025

Case #: 6717
Location: 503 and 505 Congress Street
Applicant/Agent: Porchlight, LLC (Keri Coumanis, Agent)
Council District: District 2
Proposal: Use Variance to allow a concert and event venue with 100 seats in a T-4 Sub-district of the Downtown Development District; the Unified Development Code (UDC) does not allow a concert and event venue in a T-4 Sub-district of the Downtown Development District.

Motion TO APPROVE by Gregory Morris; 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

Auditorium, Mobile Government Plaza, 205 Government Street
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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. Submittal of a CRC application for review prior to the issuance of permits;
2. Obtain all required land disturbance, building, and sign permits; and
3. Full compliance with all municipal codes and ordinances.

EXTENSIONS

2. 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 Jeremy Milling; second by Gregory Morris. **Approved.**
Lewis Golden recused.

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

3. 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 Jeremy Milling; second by Gregory Morris. **Approved.**
Lewis Golden recused.

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

PUBLIC HEARINGS

4. BOA-003578-2025

Case #: 6724/5789/4880/4821/4373/4372/4101/4066
Location: 3025 Government Boulevard
Applicant/Agent: Wrico Signs (Hayden Oliver, Agent)
Council District: District 3
Proposal: Sign Variance to amend a previously approved variance to allow three (3) wall signs and two (2) freestanding signs for a single business site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits single business sites to a total of three (3) signs with no more than one (1) freestanding sign in a B-3, Community Business Suburban District.

Motion TO APPROVE by Jeremy Milling; second by 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.

5. BOA-003591-2025

Case #: 6725
Location: 1552 Duval Street
Applicant/Agent: Stratas Properties
Council District: District 2
Proposal: Administrative Appeal of the denial of legal non-conforming status to resume B-3 commercial operations in an R-1, Single-Family Residential Urban District; the applicant contends that the site should retain legal non-conforming status.

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

After discussion, the Board determined the site should retain its legal non-conforming status.

6. BOA-003600-2026

Case #: 6726
Location: 408 Adams Street
Applicant/Agent: Rashawn Figures
Council District: District 2
Proposal: Transparency Variance to allow reduced transparency for a new duplex in a T-4 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires new structures to have a minimum of 20% transparency measured on each floor in a T-4 Sub-District of the Downtown Development District.

Motion TO APPROVE by Gregory Morris; second by William Petway. **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-003601-2026

Case #: 6727
Location: 404 Adams Street
Applicant/Agent: Rashawn Figures
Council District: District 2
Proposal: Transparency Variance to allow reduced transparency for a new duplex in a T-4 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires new structures to have a minimum of 20% transparency measured on each floor in a T-4 Sub-District of the Downtown Development District.

Motion TO APPROVE by Gregory Morris; second by Trithenia Ferrell. **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.

8. BOA-003603-2026

Case #: 6728
Location: 59 Batre Lane
Applicant/Agent: Gilmore Homes, LLC
Council District: District 5
Proposal: Front Yard Setback and Site Coverage Variances to allow a covered/screened porch and an approximately six-foot (6') tall wall in the front yard setback with a total site coverage of approximately 41% 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 and that all structures not exceed 35% site coverage in an R-1, Single-Family Residential Suburban District.

Motion TO APPROVE by Gregory Morris; second by Trithenia Ferrell. **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) Revision of the site plan to illustrate all location of the masonry wall;
- 2) Acquisition of all required permits and inspections for the screened porch;
- 3) Acquisition of all necessary permits for the construction of the wall; and
- 4) Compliance with all other codes and ordinances.

9. BOA-SE-003604-2026

Case #: 6729
Location: 610 Providence Park Drive East
Applicant/Agent: The Alabama Education Company, LLC
Council District: District 6
Proposal: Special Exception approval to allow operation of a private school in B-3, Community Business Suburban District; the Unified Development Code (UDC) requires Special Exception approval to allow operation of a private school in B-3, Community Business Suburban District.

Motion TO APPROVE by Taylor Atchison; second by Lewis Golden. **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) Provide a site plan depicting all existing site improvements, including a parking data table identifying existing and required parking for all uses on the site (including the school), and compliance with the previously approved tree and landscape plan, or in compliance with current tree planting and landscape regulations;
- 2) Place a note on the revised site plan stating the school is limited to four (4) classrooms, as proposed;
- 3) Place a note on the revised site plan limiting the school to the following hours of operation, as proposed: Monday to Friday, 7:00 a.m. to 5:00 p.m.;
- 4) Place a note on the revised site plan stating any increase in the number of classrooms will require approval of a new Special Exception application;
- 5) Comply with the Traffic Engineering comments noted in this staff report; and
- 6) Full compliance with all municipal codes and ordinances.

OTHER BUSINESS
