



Mobile Board of Zoning Adjustment **Results Agenda**

January 5, 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
	Mr. Taylor Atchison, Supernumerary
X	Mr. Allen Williams, Supernumerary

Staff: Doug Anderson, Stephen Guthrie, Marie York, Bert Hoffman, Victoria Burch, George Davis

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

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

EXTENSIONS

1. BOA-002541-2023

Case #: 6529/6394
Location: 133 Eaton Square
Applicant / Agent: Richard and Mellie Noblet
Council District: District 5
Proposal: Side Street Side Yard Setback Variance to allow the construction of a garage less than ten feet (10') from a side street side yard property line in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) requires a 25-foot side street side yard setback in an R-3, Multi-Family Residential Suburban District.

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

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

2. BOA-003132-2024

Case #: 6633
Location: 5201 Girby Road
Applicant/Agent: BTG, LLC (Robert Clay Buckley)
Council District: District 4
Proposal: Parking Ratio Variance to allow reduced parking (44 spaces) for a proposed multi-family development in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires 1.5 parking spaces per dwelling unit for a proposed multi-family development (42 dwelling units) in a B-3, Community Business Suburban District.

Motion TO APPROVE by Jeremy Milling; second by Gregory Morris. **Approved.**

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

PUBLIC HEARINGS

3. BOA-003563-2025

Case #: 6720/6626/5441
Location: 2712 Old Shell Road
Applicant/Agent: James F. Watkins
Council District: District 1
Proposal: Pedestrian Connection, Front Yard Setback, and Side Yard Setback Variances to amend a previously approved variance to allow a new building within the required front yard and side yard setbacks without a pedestrian connection from the public sidewalk to the main building entrance in a B-2, Neighborhood Business Urban District; the Unified Development Code (UDC) requires full compliance with front yard and side yard setbacks requirements as well as the provision of a pedestrian connection from the public sidewalk to the main building entrance in a B-2, Neighborhood Business Urban District.

Motion TO APPROVE by Adam Metcalfe; second by Lewis Golden. **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.

4. BOA-003565-2025

Case #: 6721
Location: 601 Palmetto Street
Applicant/Agent: Dennis Langan Construction
Council District: District 2
Proposal: Front Yard Setback and Site Coverage Variances to allow an addition to an existing residence within the front 25-foot setback, resulting in more than 35% site coverage in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) prohibits structures within the front 25-foot setback and limits building footprints to a maximum of 35% in an R-1, Single-Family Residential Suburban District.

Motion TO APPROVE by Jeremy Milling; second by Lewis Golden. **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-003532-2025

Case #: 6722
Location: 122 Michael Donald Avenue
Applicant/Agent: KB Construction & Development, LLC
Council District: District 2
Proposal: Use, Access and Maneuvering, Parking, and Tree Planting & Landscape Area Variances to allow construction of a new four-plex with reduced access & maneuvering areas, reduced parking, and no tree plantings with reduced landscape area in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) only allows single-family dwellings, with compliant access & maneuvering areas, compliant parking, and compliant tree plantings and landscape area in an R-1, Single-Family Residential Urban District.

Motion TO HOLDOVER by Jeremy Milling; second by Lewis Golden. **Holdover to the July 13th meeting.**
Gregory Morris opposed.

After discussion, the Board determined to holdover the application for six (6) months to the July 13th meeting to give the applicant time to pursue rezoning the subject site to R-3, Multi-Family Residential Urban District.

6. BOA-003567-2025

Case #: 6723
Location: 120 Michael Donald Avenue
Applicant/Agent: KB Construction & Development, LLC
Council District: District 2
Proposal: Use, Access and Maneuvering, Parking, and Tree Planting & Landscape Area Variances to allow a four-plex with reduced access & maneuvering areas, reduced parking, and no tree plantings with reduced landscape area in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) only allows single-family dwellings, with compliant access & maneuvering areas, compliant parking, and compliant tree plantings and landscape area in an R-1, Single-Family Residential Urban District.

Motion TO APPROVE by Gregory Morris; no second made. Motion failed to pass. **Denied.**

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

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

OTHER BUSINESS
