Mobile Board of Zoning Adjustment
Results Agenda
October 1, 2026 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

	Mr. William L. Guess, Chairman
X	Mr. Adam Metcalfe, Vice Chairman
X	Mr. Lewis Golden
	Mr. Jeremy B. Milling
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, Logan Anderson, Victoria Burch, Grace Toledo, Jim Rossler

Order of Hearing: #9, 1-8, 10-12

EXTENSIONS

1. BOA-003306-2025

Case #: 6669
Location: 5399 U.S. Highway 90 West
Applicant/Agent: Jacob Franklin, Kimley-Horn & Associates, Inc.
Council District: District 4
Proposal: Setback Variance to allow a dumpster located within the front 25-foot setback in a B-3, Community Business Suburban District, the Unified Development Code (UDC) does not allow structures exceeding three-feet (3') in height to be located within the front 25-foot setback in a B-3, Community Business Suburban District.

WITHDRAWN

At the applicant's request, the application was withdrawn from consideration. WITHDRAWN.

PUBLIC HEARINGS

2. BOA-003765-2026

Case #: 6784
Location: 852 Spring Hill Avenue
Applicant/Agent: PCDA Architecture
Council District: District 2
Proposal: Transparency Variance to allow less than 20% transparency along North Jefferson Street in an SD-WH sub-district of the Downtown Development District (DDD); the Unified Development Code (UDC) requires structures to have a minimum of 20% transparency along all public street frontages in an SD-WH sub-district of the Downtown Development District (DDD).

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.

3. BOA-003847-2026

Case #: 6785
Location: 407 Hillcrest Road
Applicant/Agent: Geographic Consulting, LLC
Council District: District 5
Proposal: Use, Access and Maneuvering, Residential Buffer, Pedestrian Connection, and Reduced Landscape Area Variances to allow a professional office with reduced access and maneuvering area, reduced residential buffers, no pedestrian connection, and reduced landscape area in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow a professional office in an R-1, Single-Family Residential Suburban District, requires full compliance with access and maneuvering areas, compliant residential buffers, pedestrian connections to public sidewalks, and full compliance with tree planting and landscape area requirements.

Motion TO APPROVE by Lewis Golden; second by Allen Williams. 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 mark the driveway as one-way in from the South and one-way out at the North;
2) Revision of the site plan to indicate two (2) bicycle parking spaces on the designated parking rack;
3) Revision of the site plan to provide a six-foot (6') high wood privacy fence along the East (rear) of the site;
4) Revision of the site plan to indicate the wood privacy fences along the North and South sides of the site are six (6) feet high to the 25-foot front yard setback line, then dropping to three (3) feet high continuing to the front property line;
5) Revision of the site plan to provide a compliant Pedestrian Connection as required by Section Section 64-3-3.B. of the UDC;
6) Submission to and approval by Planning and Zoning of a revised site plan prior to the issuance of permits for development;
7) Obtaining any/all required permits and inspections necessary to authorize use of the building as an office, in coordination with the Inspection Services and Permitting Departments; and
8) Full compliance with all other municipal codes and ordinances.

4. BOA-003876-2026

Case #: 6786/6647
Location: 2460 Third Avenue
Applicant/Agent: The Comforter Heating & Air Conditioning
Council District: District 1
Proposal: Use Variance to allow an HVAC contractor with reduced access and maneuvering area, no residential buffer, and no tree planting and landscape area in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow an HVAC contractor in an R-1, Single-Family Residential Urban District, requires full compliance with access and maneuvering areas, compliant residential buffers, and full compliance with tree planting and landscape area requirements.

Motion TO HOLDOVER by Gregory Morris; second by Lewis Golden. Heldover to November 5th.

After discussion, the Board heldover the application to the November 5th meeting to allow the applicant to submit a revised site plan that better depicts the property in compliance with the previously granted Court order, as well as photos of the site.

5. BOA-003879-2026

Case #: 6787/6692
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 Lewis Golden; 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.

The approval is subject to the following conditions:

1) Completion of a Major PUD Modification to amend the previous MOD approval or provision of a revised site plan illustrating 217 units;
2) Submission of a revised site plan for the MOD case file; and
3) Compliance with all other codes and ordinances.

6. BOA-003888-2026

Case #: 6788
Location: 2040 Schillinger Road South
Applicant/Agent: Sparks Sign Company
Council District: District 6
Proposal: Sign Variance to allow five (5) wall signs, including an electronic message center that extends above the roofline, and one (1) freestanding sign for a single business site in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) limits single business sites to a maximum of three (3) signs, including one (1) freestanding sign, prohibits electronic message centers within 300-feet of residential property, and requires all wall signs to be placed below the roofline in a B-2, Neighborhood Business Suburban District.

Motion TO APPROVE by Lewis Golden; second by Gregory Morris. Approved.

After discussion, the Board determined the following findings of fact for approval for all requested signs, with the exception of the electronic message center:

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) Obtaining the applicable permits for each sign, even if refacing an existing sign; and
2) Full compliance with all municipal codes and ordinances.

7. BOA-003892-2026

Case #:	6789
Location:	251 & 255 St. Louis Street and 106 & 160 North Jackson Street
Applicant/Agent:	G5 Realty, LLC
Council District:	District 2
Proposal:	Lot Width and Curb Cut Variances to allow creation of a new lot exceeding 180-feet wide with two (2) curb cuts to the secondary frontage (North Jackson Street) and one (1) curb cut to the primary frontage (St. Louis Street) in a T-5.1 sub-district of the Downtown Development District (DDD); the Unified Development Code (UDC) limits new lots to a maximum of 180-feet wide as well as limiting sites to a single curb cut per secondary frontage (North Jackson Street) and no curb cuts to the primary frontage (St. Louis Street) in a T-5.1 sub-district of the Downtown Development District (DDD).

Motion TO APPROVE by Lewis Golden; 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.

The approval is subject to the following conditions:

1) Completion of the associated Subdivision application;

2) Coordination of the curb cut locations with the City of Mobile's St. Louis Street project; and
3) Full compliance with all municipal codes and ordinances.

8. BOA-003895-2026

Case #: 6790
Location: 250 St. Francis Street
Applicant/Agent: Mark S. Pipper
Council District: District 2
Proposal: Transparency, Awning, Curb Cut, and Dumpster Maneuvering Variances to allow reduced transparency along St. Michael Street, non-compliant awnings, a curb cut exceeding 25-feet wide, and maneuvering area for a dumpster in the right-of-way in a T-5.2 sub-district of the Downtown Development District (DDD); the Unified Development Code (UDC) requires structures to have a minimum of 20% transparency along all public street frontages, awnings must extend a minimum of six-feet (6') and span a minimum of 80% of the building frontage without gaps, limit curb cuts to a maximum 25-foot width, and require all maneuvering areas for dumpsters to be on private property in an SD-WH sub-district of the Downtown Development District (DDD).

Motion TO APPROVE by Lewis Golden; second by Trithenia Ferrell. Approved.

After discussion, the Board determined the following findings of fact for approval, for all requested Variances, with the exception of the curb cut width:

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.

If approved, the Variances should be subject to the following conditions:

1) Either submittal of a non-conforming affidavit for the freestanding parking lot or approval of a Use Variance;
2) The materials of the dumpster enclosure should be revised to match those of the primary structure on the site;
3) Submittal of DDD Code Review and ARB applications for review of the signage for the subject site; and
4) Full compliance with all municipal codes and ordinances.

9. BOA-003896-2026

Case #: 6791
Location: 5070 Old Shell Road
Applicant/Agent: Food Pak, Inc.
Council District: District 7
Proposal: Use, Reduced Parking, and Tree Planting and Landscape Area Variances to allow a new grocery store with reduced parking, and reduced tree planting and landscape area in an R-1, Single-Family Residential Suburban District within the Neighborhood General sub-district of the Spring Hill Overlay; the Unified Development Code (UDC) requires a compliant amount of parking, tree planting, and landscape area to be provided and does not allow grocery stores in an R-1, Single-Family Residential Suburban District within the Neighborhood General sub-district of the Spring Hill Overlay.

Motion TO HOLDOVER by Gregory Morris; second by Trithenia Ferrell. Heldover to November 5th. Attorney Doug Anderson recused. Attorney Jim Rossler was present for the application's consideration and vote.

After discussion, the Board heldover the application to the November 5th meeting at the applicant's request.

10. BOA-003897-2026

Case #: 6792/6752
Location: 1028 Newman Lane
Applicant/Agent: Helmsing Leach, PC (Keri Coumanis, Agent)
Council District: District 2
Proposal: Access Variance to allow sub-standard access for two-way traffic at a cottage court development in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires 24-foot wide access for two-way traffic at a cottage court development in an R-1, Single-Family Residential Suburban 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.

The approval is subject to the following conditions:

1) Revision of the site plan to either depict a compliant dumpster on the site plan, or placement of a note stating that curbside pickup will be utilized;
2) Obtain all necessary land disturbance and building permits; and
3) Full compliance with all municipal codes and ordinances.

11. BOA-003898-2026

Case #:	6793/6752
Location:	1032 Newman Lane
Applicant/Agent:	Helmsing Leach, PC (Keri Coumanis, Agent)
Council District:	District 2
Proposal:	Access Variance to allow sub-standard access for two-way traffic at a cottage court development in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires 24-foot wide access for two-way traffic at a cottage court development in an R-1, Single-Family Residential Suburban District.

Motion TO APPROVE by Lewis Golden; 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 either depict a compliant dumpster on the site plan, or placement of a note stating that curbside pickup will be utilized;
2) Obtain all necessary land disturbance and building permits; and
3) Full compliance with all municipal codes and ordinances.

12.BOA-003899-2026

Case #:	6794
Location:	5133 Cottage Hill Road
Applicant/Agent:	Thomas Sign & Awning Co.
Council District:	District 4
Proposal:	Sign Variance to amend a previously approved Sign Variance allow two (2) freestanding signs, a tenant panel, and three (3) wall signs for a single tenant site in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) limits single tenant sites in a B-2, Neighborhood Business Suburban District to no more than one (1) freestanding sign and no more than two (2) wall signs.

Motion TO APPROVE by Lewis Golden; 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.

The approval is subject to the following conditions:

1) Obtain the applicable Sign Permit for the tenant panel signage.

OTHER BUSINESS