



# Mobile Board of Zoning Adjustment Results Agenda

October 2, 2023 – 2:00 P.M.

## ADMINISTRATIVE

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### Roll Call

X	Mr. William L. Guess, Chairman
X	Mr. Sanford Davis, Vice Chairman
X	Mr. Lewis Golden
X	Mr. Adam Metcalfe
X	Mr. Jeremy B. Milling
X	Mr. Chris Carroll
X	Mr. Gregory Morris, Sr.
	Mr. Taylor Atchison, Supernumerary
	Supernumerary

Staff: Doug Anderson, Bert Hoffman, Marie York, Grace Toledo, Jonathan Ellzey (Traffic Engineering)

Motion TO ADOPT THE AGENDA by Jeremy Milling second by Adam Metcalfe.

## PUBLIC HEARINGS

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### 1. [BOA-002619-2023](#)

**Case #:** 6546  
**Location:** 2291 St. Stephens Road  
**Applicant / Agent:** Diane Ginieczki-Foley  
**Council District:** District 1  
**Proposal:** Sign Variances to allow a total of eleven (11) signs for a single business site, to allow digital menu boards within 300-feet of residentially zoned property in a LB-2, Limited Neighborhood Business Urban District; the Unified Development Code (UDC) limits single business sites to a maximum of three (3) signs, prohibits digital signs within 300-feet of residentially zoned property in a LB-2, Limited Neighborhood Business Urban District.

Motion TO APPROVE by Adam Metcalfe second by Greg Morris. **Approved.**

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

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

The variance is approved, subject to the following condition:

- 1) Removal of the proposed “M” sign on the West side of the structure.

## 2. [BOA-002626-2023](#)

**Case #:** 6547/5436  
**Location:** 3013 Riverside Drive  
**Applicant / Agent:** Brenda J. Humphreys  
**Council District:** District 3  
**Proposal:** Use Variance to amend a previously approved Use Variance to allow a total of three (3) dwellings in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) only allows one (1) dwelling per site in an R-1, Single-Family Residential Suburban District.

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

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

- 1) The variance **will not** be contrary to the public interest;
- 2) Special conditions exist such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- 3) 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-002649-2023](#)

**Case #:** 6548  
**Location:** 3651 Riviere Du Chien Road  
**Applicant / Agent:** Rick Twilley, Agent  
**Council District:** District 4  
**Proposal:** Setback Variance to allow stairs exceeding three-feet (3') tall to encroach within the front 25-foot (25') setback in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires all stairs exceeding three-feet (3') tall to be located outside of

the front 25-foot (25') setback in an R-1, Single-Family Residential Suburban District

Motion TO APPROVE by Lewis Golden second by Greg Morris. **Approved.**

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

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