



Mobile Board of Zoning Adjustment Agenda

August 3, 2026 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

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

EXTENSIONS

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.

2. BOA-003265-2025

Case #: 6662/6549
Location: 720 Museum Drive
Applicant/ Agent: Philip Burton, Burton Property Group, LLC
Council District: District 7
Proposal: Use Variance to allow a hotel in a B-2, Neighborhood Business Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay.; the Unified Development Code (UDC) does not allow hotels in a B-2, Neighborhood Business Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay.

3. BOA-003635-2026

Case #: 6741/6662/6549
Location: 720 Museum Drive
Applicant/Agent: Museum Partners, LLC
Council District: District 7
Proposal: Large Building Footprint, Reduced Landscape Area, Increased Parking, Reduced Street Trees, and Public Access Variances to allow a structure larger than 20,000 square feet, reduced front landscaped area, more than 20% of the required parking spaces, a reduced number of street tree plantings, and reduced public access doors in a B-2, Neighborhood Business Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay; the Unified Development Code (UDC) limits structures to a maximum size of 20,000 square feet, requires full landscape area compliance, does not allow more than 20% above the minimum parking requirement be provided, full compliance with street tree plantings, and the provision of public access no greater than 50-feet apart in a B-2, Neighborhood Business Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay.

PUBLIC HEARINGS

4. BOA-003776-2026

Case #: 6768/4641
Location: 2668 Berkley Avenue
Applicant/Agent: Complete Signs
Council District: District 1
Proposal: Sign Variance to allow an electronic message center within 300-feet of residentially zoned properties in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow an electronic message center within 300-feet of residentially zoned properties in a B-2, Neighborhood Business Suburban District.

5. BOA-003799-2026

Case #: 6769/6630/6227/5646
Location: 306, 308, and 310 Glenwood Street
Applicant/Agent: Dixie Designs, LLC
Council District: District 5
Proposal: Use Variance to allow a warehouse in a B-2, Neighborhood Business Urban District; the Unified Development Code (UDC) does not allow warehouses in a B-2, Neighborhood Business Urban District.

6. BOA-003801-2026

Case #: 6770/6439/4819/4342/2484
Location: 1451 Cedar Crescent Drive
Applicant/Agent: Byrd Surveying
Council District: District 3
Proposal: Protection Buffer Variance to amend a previously approved variance in an R-3, Multi-Family Residential District; the Zoning Ordinance requires a protection buffer in an R-3, Multi-Family Residential District.

7. BOA-003805-2026

Case #: 6771
Location: 1214 Texas Street
Applicant/Agent: BPCH Builders, LLC
Council District: District 2
Proposal: Lot Size Variance to allow sub-standard size lots in an R-1, Single-Family Residential Urban District; the Zoning Ordinance requires lots to be a minimum of 6,000 square feet in an R-1, Single-Family Residential Urban District.

8. BOA-SE-003807-2026

Case #: 6772
Location: 2770 Government Boulevard
Applicant/Agent: TowerCo, LLC (Baker Donnelson Law Firm, Agent)
Council District: District 2
Proposal: Special Exception approval to allow a telecommunications facility requiring a Class 4 permit in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) requires a Special Exception to allow a telecommunications facility requiring a Class 4 permit in a B-2, Neighborhood Business Suburban District.

9. BOA-003808-2026

Case #: 6773
Location: 2770 Government Boulevard
Applicant/Agent: TowerCo, LLC (Baker Donnelson Law Firm, Agent)
Council District: District 2
Proposal: Setback, Access, Surfacing, Tree Planting and Landscape Area, Height, and Camouflage Variances allow a telecommunications facility to have reduced setbacks, reduced driveway width, gravel surfacing, reduced tree planting and landscape area, with a maximum height of 150-feet, and no camouflage in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) requires setbacks equal to the height of the proposed tower, 24-foot wide driveways, asphalt or concrete surfacing, full compliance with tree planting and landscape area requirements, limits structures to a maximum height of 45-feet, and requires telecommunications to be camouflaged in a B-2, Neighborhood Business Suburban District.

10. BOA-003809-2026

Case #: 6774
Location: 6068 Highland Circle North
Applicant/Agent: A Plus Patio & Screen, LLC
Council District: District 5
Proposal: Side Yard Setback Variance to allow an addition less than 10-feet from the side property line in an R-3, Multi-Family Residential Suburban District; the Zoning Ordinance requires all structures to be a minimum of 10-feet from the side property line in an R-3, Multi-Family Residential Suburban District.

11. BOA-003810-2026

Case #: 6775/4708/2160/676/437
Location: 1308 Old Shell Road and 109 North Ann Street
Applicant/Agent: Evan Burdette, Old Shell & Ann, LLC
Council District: District 2
Proposal: Lot Size and Side Yard Setback Variances to allow sub-standard size lots with no side yard setback in an R-1, Single-Family Residential Urban District; the Zoning Ordinance requires lots to be a minimum of 6,000 square feet with a minimum five-foot (5') side yard setback in an R-1, Single-Family Residential Urban District.

OTHER BUSINESS
