



Mobile Board of Zoning Adjustment Agenda

December 1, 2025 – 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

HOLDOVER

1. BOA-003446-2025

Case #: 6699/4585/4969
Location: 6710 Old Shell Road
Applicant/Agent: American Tower Corporation (Amanda Novas, Agent)
Council District: District 7
Proposal: Height, Setback, and Residential Buffer Variances to amend a previously approved variance to allow a 172.1-foot tall telecommunications tower with reduced setbacks, and less than 255-feet from the closest residential structure in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow structures taller than 45-feet in a B-2, Neighborhood Business Suburban District, requires telecommunications towers to be setback from property lines a distance equal to their height, and requires telecommunications towers to be separated from dwelling structures by a minimum of 150% the height of the tower.

PUBLIC HEARINGS

2. BOA-003526-2025

Case #: 6716/6588/5326
Location: 11 South Water Street
Applicant/Agent: Visit Mobile
Council District: District 2
Proposal: Sign Variance to allow four (4) freestanding on-premise signs and two (2) wall signs in a B-4, General Business District; the Unified Development Code (UDC) limits single tenant sites in a B-4, General Business District to no more than one (1) freestanding sign and no more than two (2) wall signs.

3. 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.

4. BOA-003541-2025

Case #: 6718
Location: 408 Adams Street
Applicant/Agent: Maurin Architecture, P.C., (Robert Maurin, Agent)
Council District: District 2
Proposal: Building Height and Parking Variances to allow a new four (4) story mixed-use development structure with 55 parking spaces in a T-4 Sub-district of the Downtown Development District; the Unified Development Code (UDC) limits structures to a maximum of three (3) stories tall, and prohibits parking lots with more than 20 spaces in a T-4 Sub-district of the Downtown Development District.

5. BOA-003542-2025

Case #: 6719/6695
Location: 4255 Cottage Hill Road
Applicant/Agent: Catherine Clark, Agent
Council District: District 4
Proposal: Fence Variance to amend a previously approved Fence Variance to allow an eight-foot (8') tall fence within the required front yard setback in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires fences exceeding three-feet (3') tall to comply with front yard setback requirements in an R-1, Single-Family Residential Suburban District.

OTHER BUSINESS
