



# Mobile Board of Zoning Adjustment Agenda

April 7, 2025 – 2:00 P.M.

## ADMINISTRATIVE

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### Roll Call

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

## EXTENSIONS

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### 1. [BOA-003007-2024](#)

**Case #:** 6605  
**Location:** 3760 Joy Springs Drive  
**Applicant/Agent:** Duncan Greenwood, Downtown Investment Properties, LP  
**Council District:** District 4  
**Proposal:** Residential Buffer Variance to allow a vegetative buffer between an R-1, Single-Family Residential Suburban District and an adjacent B-3, Community Business Suburban District; the Unified Development Code (UDC) requires both a vegetative buffer and a privacy fence/wall where an R-1, Single-Family Residential Suburban District is adjacent to a B-3, Community Business Suburban District.

## 2. [BOA-003020-2024](#)

**Case #:** 6611/6431/3924  
**Location:** 960 South Lawrence Street  
**Applicant/Agent:** PCDA Architecture, Paul Davis  
**Council District:** District 3  
**Proposal:** Front Yard and Side Street Side Yard Setback Variances to allow a building addition within the required front and side street side yard setbacks in an I-1, Light Industry District; the Unified Development Code (UDC) requires full compliance with the front yard and side street side yard setback requirements in an I-1, Light Industry District.

## PUBLIC HEARINGS

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## 3. [BOA-003225-2025](#)

**Case #:** 6658/5933  
**Location:** 1300 North University Boulevard  
**Applicant/Agent:** Sunday Bougher, SGA Design Group  
**Council District:** District 7  
**Proposal:** Sign Variance to amend a previously approved Sign Variance to allow one (1) freestanding sign, three (3) wall signs, and two (2) informational signs larger than 20 square feet 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, two (2) wall signs, and informational signs no larger than 20 square feet.

## 4. [BOA-003230-2025](#)

**Case #:** 6659/5987  
**Location:** 2570 Government Boulevard  
**Applicant/Agent:** Sunday Bougher, SGA Design Group  
**Council District:** District 5  
**Proposal:** Sign Variance to amend a previously approved Sign Variance to allow one (1) freestanding sign, six (6) wall signs, two (2) informational signs larger than 20 square feet, and an informational roof-mounted sign for a single tenant site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits single tenant sites in a B-3, Community Business Suburban District to no more than one (1) freestanding sign, two (2) wall signs, informational signs no larger than 20 square feet, and all signs must be placed below the roofline.

5. [BOA-003249-2025](#)

**Case #:** 6660  
**Location:** 20 Graf Dairy Drive  
**Applicant/Agent:** David Brandt, Fravert Services  
**Council District:** District 1  
**Proposal:** Sign Variance to allow three (3) monument signs, with one (1) being located off-premise, and one (1) exceeding 25 square feet for a multi-family development in a R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) limits multi-family developments in a R-3, Multi-Family Residential Suburban District to no more than two (2) monument signs per development, with all signs required to be located on the development site, and no larger than 25 square feet.

6. [BOA-003263-2025](#)

**Case #:** 6661  
**Location:** 1501 Winchester Drive  
**Applicant/Agent:** Cecil Watford  
**Council District:** District 4  
**Proposal:** Site Variance to a freestanding garage less than 30-feet from the front property line in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires all structures to be located outside of recorded front setbacks in an R-1, Single-Family Residential Suburban District.

7. [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 on a site currently zoned R-1, Single-Family Residential Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay; the Unified Development Code (UDC) does not allow hotels in an R-1, Single-Family Residential Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay.

## 8. [BOA-SE-003266-2025](#)

**Case #:** 6663  
**Location:** 1501 Spring Hill Avenue  
**Applicant/Agent:** Derica Smith  
**Council District:** District 2  
**Proposal:** Special Exception approval to allow a daycare in a B-1, Buffer Business Urban District; the Unified Development Code (UDC) requires Special Exception approval to allow a daycare in a B-1, Buffer Business Urban District.

## OTHER BUSINESS

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