



# Mobile Board of Zoning Adjustment Agenda

March 2, 2026 – 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. William Petway
	Mr. Gregory Morris, Sr.
	Ms. Trithenia Ferrell
	Mr. Taylor Atchison, Supernumerary
	Mr. Allen Williams, Supernumerary

## EXTENSIONS

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### 1. BOA-003405-2025

**Case #:** 6691/6331/6042/6031/5764  
**Location:** 3201 Airport Boulevard  
**Applicant/Agent:** Kimley-Horn and Associates (Katie Fitzjarrald, Agent)  
**Council District:** District 5  
**Proposal:** Sign Variance to allow an informational sign larger than 20 square feet in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits informational signs to no more than 20 square feet in a B-3, Community Business Suburban District.

## 2. BOA-003377-2025

**Case #:** 6685/6611/6431/3924  
**Location:** 960 South Lawrence Street  
**Applicant/Agent:** PCDA Architecture, Paul Davis  
**Council District:** District 3  
**Proposal:** Reduced Parking, Front Yard Setback, and Side Street Side Yard Setback Variances to amend a previously approved variance to allow no on-site parking and 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 parking requirements as well as front yard and side street side yard setback requirements in an I-1, Light Industry District.

## 3. BOA-SE-003400-2025

**Case #:** 6686  
**Location:** 850 Marion Street  
**Applicant/Agent:** Alabama Power Company (Chester Lachowicz, Agent)  
**Council District:** District 2  
**Proposal:** Special Exception approval to allow an electrical substation in an R-2, Two-Family Residential Suburban District; the Unified Development Code (UDC) requires Special Exception approval for electrical substations in an R-2, Two-Family Residential Suburban District.

## PUBLIC HEARINGS

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## 4. BOA-003599-2025

**Case #:** 6730/6609  
**Location:** 985 Schillinger Road South  
**Applicant/Agent:** Clover Signs  
**Council District:** District 7  
**Proposal:** Sign Variance to allow five (5) wall signs and one (1) freestanding sign for a single business site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits single business sites to a total of three (3) signs with no more than one (1) freestanding sign in a B-3, Community Business Suburban District.

## 5. BOA-SE-003617-2026

**Case #:** 6731  
**Location:** 4250 & 4300 Dauphin Island Parkway  
**Applicant/Agent:** Mobile Area Water and Sewer System  
**Council District:** District 3  
**Proposal:** Special Exception approval to allow a lift station in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires Special Exception approval for a lift station in an R-1, Single-Family Residential Suburban District.

## 6. BOA-003606-2026

**Case #:** 6732  
**Location:** 4250 & 4300 Dauphin Island Parkway  
**Applicant/Agent:** Mobile Area Water and Sewer System  
**Council District:** District 3  
**Proposal:** Front Yard Setback, Barbed Wire, Surfacing, Reduced Parking, and Tree & Landscaping Variances to allow a lift station less than 25-feet from the front property line, with barbed wire around the site, aggregate surfacing, no off-street parking, and no tree plantings and landscaped area in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) prohibits structures within the front 25-foot setback and barbed wire in an R-1, Single-Family Residential Suburban District; requires concrete, asphaltic concrete, asphalt, or an alternative parking surface; requires the provision of compliant off-street parking; and full compliance with tree planting and landscape area requirements.

## 7. BOA-SE-003618-2026

**Case #:** 6733  
**Location:** 2590 Dauphin Island Parkway  
**Applicant/Agent:** Mobile Area Water and Sewer System  
**Council District:** District 3  
**Proposal:** Special Exception approval to allow a lift station in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires Special Exception approval for a lift station in an R-1, Single-Family Residential Suburban District.

## 8. BOA-003607-2026

**Case #:** 6734  
**Location:** 2590 Dauphin Island Parkway  
**Applicant/Agent:** Mobile Area Water and Sewer System  
**Council District:** District 3  
**Proposal:** Front Yard Setback, Barbed Wire, Surfacing, Reduced Parking, and Tree & Landscaping Variances to allow a lift station less than 25-feet from the front property line, with barbed wire around the site, aggregate surfacing, no off-street parking, and no tree plantings and landscaped area in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) prohibits structures within the front 25-foot setback and barbed wire in an R-1, Single-Family Residential Suburban District; requires concrete, asphaltic concrete, asphalt, or an alternative parking surface; requires the provision of compliant off-street parking; and full compliance with tree planting and landscape area requirements.

## 9. BOA-003613-2026

**Case #:** 6735  
**Location:** 5831 U.S. Highway 90 West  
**Applicant/Agent:** Headrick Signs and Graphics, Inc.  
**Council District:** District 4  
**Proposal:** Sign Variance to allow a wall sign greater than 350 square feet and informational signs greater than 20 square feet in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits wall signs to a maximum size of 350 square feet and limits informational signs to 20 square feet maximum in a B-3, Community Business Suburban District.

## 10. BOA-003628-2026

**Case #:** 6736  
**Location:** 1558 Luling Street  
**Applicant/Agent:** Patrick & Kelly Patten  
**Council District:** District 2  
**Proposal:** Rear Yard Setback Variance to allow a new detached carriage house less than five-feet (5') from the rear property line in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) requires all structures to be a minimum of five-feet (5') from the rear property line in an R-1, Single-Family Residential Urban District.

### 11.BOA-003630-2026

**Case #:** 6737/6567  
**Location:** 824 West I-65 Service Road South  
**Applicant/Agent:** James F. Watkins (DI Hotel Sun, LLC, Agent)  
**Council District:** District 5  
**Proposal:** Sign Variance to allow three (3) freestanding signs and four (4) wall signs in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits single business sites to a total of three (3) signs with no more than one (1) freestanding sign in a B-3, Community Business Suburban District.

### 12.BOA-003631-2026

**Case #:** 6738  
**Location:** 360 Palmetto Street  
**Applicant/Agent:** Shawn Blassingill (Baker Bonelson Law Firm, Agent)  
**Council District:** District 2  
**Proposal:** Setback, Camouflage, Parking, and Tree Planting & Landscape Area Variances to allow a telecommunications tower with reduced setbacks, no camouflage, no off-street parking, and no tree plantings and landscaped area in an I-1, Light Industry District; the Unified Development Code (UDC) requires telecommunication towers to be setback from all property lines a distance equal to the height of the tower (160-feet), towers be camouflaged, the provision of compliant off-street parking, and full compliance with tree plantings and landscape area requirements in an I-1, Light Industry District.

### 13.BOA-003633-2026

**Case #:** 6739/6660  
**Location:** 20 Graf Dairy Drive  
**Applicant/Agent:** Dauphin Street Residences  
**Council District:** District 1  
**Proposal:** Sign Variance to allow six (6) feather flags, one (1) temporary freestanding sign, and one (1) oversized banner for 180 days in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) does not allow feather flags, temporary freestanding signs, or oversized banners, and limits banners to a maximum of 30 days in an R-3, Multi-Family Residential Suburban District.

## 14.BOA-003634-2026

**Case #:** 6740/6333/5173/5122  
**Location:** 4570, 4580, and 4590 Shipyard Road  
**Applicant/Agent:** 3T's Trucking Container Division, LLC  
**Council District:** District 4  
**Proposal:** Surfacing Variance to amend a previously approved Surfacing Variance to allow aggregate surfacing for truck parking and maneuvering areas on a commercial site in a B-5, Office/Distribution District; the Zoning Ordinance requires parking and maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface in a B-5, Office/Distribution District.

## 15.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, provision of more parking spaces than allowed, a reduced number of street tree plantings, and reduced public access doors on a site currently zoned 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 on a site currently zoned B-2, Neighborhood Business Suburban District, within the Neighborhood General sub-district of the Spring Hill Overlay.

## OTHER BUSINESS

- **Review of Minutes from the following Board of Adjustment meetings:**

July 7, 2025	October 6, 2025
August 4, 2025	November 3, 2025
September 8, 2025	December 1, 2025

- **Election of officers**