



Mobile Board of Zoning Adjustment Agenda

March 4, 2024 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

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

HOLDOVERS

1. [BOA-002788-2023](#)

Case #: 6570
Location: 2815 Grant Street
Applicant/Agent: Melissa D. Kellam
Council District: District 5
Proposal: Site Coverage and Setback Variances to increase the maximum site coverage and allow a new carport to encroach into the front 25-foot front setback in a R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) limits site coverage to a maximum of 35% and does not allow structures to be located in the front 25-foot setback in a R-1, Single-Family Residential Suburban District.

EXTENSIONS

2. [BOA-002541-2023](#)

Case #: 6529/6394
Location: 133 Eaton Square
Applicant / Agent: Richard and Mellie Noblet
Council District: District 5
Proposal: Side Street Side Yard Setback Variance to allow the construction of a garage less than ten feet (10') from a side street side yard property line in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) requires a 25-foot side street side yard setback in an R-3, Multi-Family Residential Suburban District.

3. [BOA-SE-002598-2023](#)

Case #: 6537/6205
Location: 2600 Burden Lane
Applicant / Agent: McDowell Knight (Stephen Harvey, Agent)
Council District: District 1
Proposal: Special Exception to allow railroad facilities in an I-1, Light Industry District; the Unified Development Code (UDC) requires a Special Exception to allow railroad facilities in an I-1, Light Industry District.

PUBLIC HEARINGS

4. [BOA-002801-2024](#)

Case #: 6572
Location: 1757 East I-65 Service Road South
Applicant / Agent: Orin Robinson, Victor Sign Co., Agent
Council District: District 4
Proposal: Sign variance to allow three (3) 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 site in a B-3, Community Business Suburban District to a total of three (3) signs.

5. [BOA-002824-2024](#)

Case #: 6573
Location: 3314 Harbor View Court
Applicant / Agent: William B. Youngblood
Council District: District 3
Proposal: Use Variance to allow an accessory structure without a primary structure in a R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow an accessory structure without a primary structure in a R-1, Single-Family Residential Suburban District.

6. [BOA-002833-2024](#)

Case #: 6574
Location: 361 St Louis Street
Applicant / Agent: Southbound Mobile, LLC
Council District: District 2
Proposal: Use Variance to allow automotive services - heavy (truck rentals) in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) does not allow automotive services - heavy (truck rentals) in a T-5.1 Sub-District of the Downtown Development District

7. [BOA-002836-2024](#)

Case #: 6575
Location: 5327 Halls Mill Road
Applicant / Agent: Wrico Signs, Inc.
Council District: District 4
Proposal: Sign variance to allow four (4) 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 site in a B-3, Community Business Suburban District to a total of three (3) signs.

8. [BOA-002837-2024](#)

Case #: 6576/6508/6209
Location: 5440 U.S. Highway 90 West
Applicant / Agent: Wrico Signs, Inc.
Council District: District 4
Proposal: Sign Variance to amend a previously approved Sign Variance to allow two (2) wall signs for a tenant on a multi-tenant commercial site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) allows one (1) wall sign for a tenant on a multi-tenant commercial site in a B-3, Community Business Suburban District.

9. [BOA-002838-2024](#)

Case #: 6577
Location: 2200 West I-65 Service Road South
Applicant / Agent: 633 Development, LLC
Council District: District 4
Proposal: Height, Density, and Front Landscape Area Variances to allow apartment buildings taller than 45-feet, a density greater than 25 units per acre, and reduced front landscape area in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits structures to a maximum height of 45-feet, a maximum density of 25 units per acre, and full compliance with front landscape area requirements in a B-3, Community Business Suburban District.

10. [BOA-SE-002839-2024](#)

Case #: 6578
Location: 2499 Eslava Creek Parkway
Applicant / Agent: MBC Properties, LLC (Evan Geerts, Agent)
Council District: District 5
Proposal: Special Exception to allow Ground Passenger Transportation to operate in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires a Special Exception to allow Ground Passenger Transportation to operate in a B-3, Community Business Suburban District.