



Mobile Board of Zoning Adjustment Agenda

September 14, 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

HOLDOVERS

1. 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.

2. 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.

EXTENSIONS

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.

4. BOA-003403-2025

Case #: 6689
Location: 401 St. Louis Street
Applicant/Agent: RGH (Stephen Howle, Agent)
Council District: District 2
Proposal: Curb Cut Number, Building Orientation, Signage, Material, and Frontage Type Variances to allow three (3) curb cuts to North Franklin Street, to allow the proposed building to utilize a “B” street as the primary frontage, to allow an address number exceeding one (1) square foot, to allow non-compliant materials for garage doors, and to have non-compliant frontage types in a SD-WH sub-district in the Downtown Development District; the Unified Development Code (UDC) limits developments to one (1) curb cut per street frontage, requires developments to use an “A” street as the primary frontage, limits address numbers to a maximum of one (1) square foot, requires all building materials to be compliant, and requires one (1) of seven (7) frontage types in a SD-WH Sub-District of the Downtown Development District.

5. BOA-003404-2025

Case #: 6690
Location: Southeast corner of St. Louis Street and North Claiborne Street
Applicant/Agent: RGH (Stephen Howle, Agent)
Council District: District 2
Proposal: Signage and Frontage Type Variances to allow two (2) upper building signs and a non-compliant frontage type in a T-5.1 sub-district in the Downtown Development District; the Unified Development Code (UDC) limits buildings to one (1) upper building sign and requires one (1) of six (6) frontage types in a T-5.1 sub-district in the Downtown Development District.

PUBLIC HEARINGS

6. BOA-003802-2026

Case #: 6776
Location: 2260 Pesnell Court
Applicant/Agent: Brookside Senior Living Community
Council District: District 4
Proposal: Use Variance to allow offices in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) requires a minimum of a B-1, Buffer Business Suburban District to allow offices.

7. BOA-003806-2026

Case #: 6777/6655/5604
Location: 429 Lincoln Boulevard
Applicant/Agent: Linda Ellerby
Council District: District 7
Proposal: Setback Variance to allow a reduced side street side yard setback for a new dwelling in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires a 25-foot setback for side street side yard property lines in an R-1, Single-Family Residential Suburban District.

8. BOA-SE-003821-2026

Case #: 6778/6663
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.

9. BOA-003839-2026

Case #: 6779
Location: 3680 Dauphin Street
Applicant/Agent: Knight Sign Industries (Tom Winters, Agent)
Council District: District 5
Proposal: Sign Variance to allow three (3) wall signs and one (1) freestanding sign for a single business site in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) allows a maximum of two (2) wall signs and one (1) freestanding sign for a single business site in a B-2, Neighborhood Business Suburban District.

10.BOA-003848-2026

Case #: 6780
Location: West side of Marston Lane, 100'± South of Bexley Lane
Applicant/Agent: 10 Marton Lane, LLC
Council District: District 5
Proposal: Site Coverage and Front Yard Setback Variances to allow construction of a new dwelling with more than 35% site coverage, and less than a 25-foot front yard setback in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) limits dwellings to no larger than 35% site coverage, and requires a 25-foot front yard setback in an R-1, Single-Family Residential Suburban District.

11.BOA-003853-2026

Case #: 6781
Location: 6517 Vanderbilt Drive
Applicant/Agent: Royal Wilson
Council District: District 4
Proposal: Use Variance to allow construction of a new single-family residence in an I-1, Light Industry District; the Unified Development Code (UDC) does not allow new single-family residences in an I-1, Light Industry District.

12.BOA-003854-2026

Case #: 6782
Location: 1600 Michigan Avenue
Applicant/Agent: Geographic Consulting, LLC (Catherine Clark, Agent)
Council District: District 3
Proposal: Setback and Landscape Area Variances to allow construction of new multi-family structures less than 25-feet from front property lines with reduced landscape area in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) requires all structures to be a minimum of 25-feet from front property lines and full compliance with landscape area requirements in an R-3, Multi-Family Residential Suburban District

13.BOA-003857-2026

Case #: 6783/6598/6594/6510
Location: 263 Dauphin Street
Applicant/Agent: Downtown Mobile Alliance (Ellis Foster, Agent)
Council District: District 2
Proposal: Bulk/Site Variance to allow metal siding as an exterior finish, a non-compliant frontage type with reduced transparency, and security gates in a T-5.2 sub-district of the Downtown Development District; the Unified Development Code (UDC) does not allow metal siding as an exterior finish, requires a Shop Front frontage type at this location, requires a minimum glazed display window area of 50% of the ground floor shop front area (transparency), does not allow security gates to be visible from the street, and does not allow fences in the Shop Front frontage type in a T-5.2 sub-district of the Downtown Development District.

OTHER BUSINESS

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

January 5, 2026	April 6, 2026	July 13, 2026
February 2, 2026	May 4, 2026	
March 2, 2026	June 1, 2026	

- **REMINDER!!** Starting with the October 1, 2026 meeting, Board of Zoning Adjustment meetings will be held on Thursday, NOT Monday.