



# Mobile Board of Zoning Adjustment Agenda

February 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  |

## HOLDOVER

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### 1. 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.

## EXTENSIONS

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### 2. 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.

### 3. 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

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### 4. BOA-003578-2025

**Case #:** 6724/5789/4880/4821/4373/4372/4101/4066  
**Location:** 3025 Government Boulevard  
**Applicant/Agent:** Wrico Signs (Hayden Oliver, Agent)  
**Council District:** District 3  
**Proposal:** Sign Variance to amend a previously approved variance to allow three (3) wall signs and two (2) freestanding signs 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-003591-2025

**Case #:** 6725  
**Location:** 1552 Duval Street  
**Applicant/Agent:** Stratas Properties  
**Council District:** District 2  
**Proposal:** Administrative Appeal of the denial of legal non-conforming status to resume B-3 commercial operations in an R-1, Single-Family Residential Urban District; the applicant contends that the site should retain legal non-conforming status.

### 6. BOA-003600-2026

**Case #:** 6726  
**Location:** 408 Adams Street  
**Applicant/Agent:** Rashawn Figures  
**Council District:** District 2  
**Proposal:** Transparency Variance to allow reduced transparency for a new duplex in a T-4 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires new structures to have a minimum of 20% transparency measured on each floor in a T-4 Sub-District of the Downtown Development District.

## **7. BOA-003601-2026**

**Case #:** 6727  
**Location:** 404 Adams Street  
**Applicant/Agent:** Rashawn Figures  
**Council District:** District 2  
**Proposal:** Transparency Variance to allow reduced transparency for a new duplex in a T-4 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires new structures to have a minimum of 20% transparency measured on each floor in a T-4 Sub-District of the Downtown Development District.

## **8. BOA-003603-2026**

**Case #:** 6728  
**Location:** 59 Batre Lane  
**Applicant/Agent:** Gilmore Homes, LLC  
**Council District:** District 5  
**Proposal:** Front Yard Setback and Site Coverage Variances to allow a covered/screened porch and an approximately six-foot (6') tall wall in the front yard setback with a total site coverage of approximately 41% in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires structures taller than three-feet (3') to be located outside of the 25-foot front yard setback and that all structures not exceed 35% site coverage in an R-1, Single-Family Residential Suburban District.

## **9. BOA-SE-003604-2026**

**Case #:** 6729  
**Location:** 610 Providence Park Drive East  
**Applicant/Agent:** The Alabama Education Company, LLC  
**Council District:** District 6  
**Proposal:** Special Exception approval to allow operation of a private school in B-3, Community Business Suburban District; the Unified Development Code (UDC) requires Special Exception approval to allow operation of a private school in B-3, Community Business Suburban District.

## **OTHER BUSINESS**

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

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