



Mobile Board of Zoning Adjustment Agenda

February 2, 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

HOLDOVER

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

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

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

- 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