



# Mobile Board of Zoning Adjustment Agenda

February 5, 2024 – 1:00 P.M.

## ADMINISTRATIVE

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### 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

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### 1. [BOA-002671-2023](#)

**Case #:** 6551  
**Location:** 3250 Graham Road North  
**Applicant / Agent:** Tanya Garmon  
**Council District:** District 7  
**Proposal:** Use, Side Street Side Yard Setback, and Parking Variances to allow a barbershop to operate out of an accessory structure in the required front setback and no parking in a R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow a barbershop to operate out of an accessory structure, requires all structures to be located outside of required setbacks, and requires compliant parking to be provided on-site in a R-1, Single-Family Residential Suburban District.

## PUBLIC HEARINGS

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### 2. [BOA-002773-2023](#)

**Case #:** 6563/6554/6413/6362  
**Location:** 1704 McGill Avenue  
**Applicant/Agent:** Sire Investments, LLC (Michael Darrington, Agent)  
**Council District:** District 2  
**Proposal:** Use, Access, and Parking Surface Variances to allow a duplex on a lot with sub-standard access and aggregate parking surface for a duplex in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) limits the number of dwelling units to a maximum of one (1) per lot, requires compliant access, and requires asphalt, concrete, or an approved alternative paving surface for a duplex in an R-1, Single-Family Residential Urban District.

### 3. [BOA-002774-2023](#)

**Case #:** 6564  
**Location:** 2500 Dawes Road  
**Applicant/Agent:** Marie Vermillion (Benjamin Bell, Agent)  
**Council District:** District 6  
**Proposal:** Sign Variance to allow two (2) freestanding signs and two (2) informational signs larger than 20 square feet for an existing single tenant commercial development in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) limits existing single tenant commercial developments to a maximum of one (1) freestanding sign with informational signs no larger than 20 square feet in an R-1, Single-Family Residential Suburban District.

### 4. [BOA-002775-2023](#)

**Case #:** 6565  
**Location:** 164 St. Francis Street and 159 St. Michael Street  
**Applicant/Agent:** Jenny Olvera, Synovus  
**Council District:** District 2  
**Proposal:** Frontage Type Variance to allow a new freestanding ATM structure without a compliant frontage type in a T-5.2 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires all new structures to have a compliant frontage type in T-5.2 Sub-District of the Downtown Development District.

5. [BOA-002776-2023](#)

**Case #:** 6566  
**Location:** 685 Schillinger Road South  
**Applicant/Agent:** Marie Vermillion (Benjamin Bell, Agent)  
**Council District:** District 6  
**Proposal:** Sign Variance to allow informational signs larger than 20 square feet in a B-3, Community Business Suburban District; the Unified Development Code (UDC) does not allow informational signs larger than 20 square feet in a B-3, Community Business Suburban District.

6. [BOA-002778-2023](#)

**Case #:** 6567  
**Location:** 812, 816, and 824 West I-65 Service Road South  
**Applicant/Agent:** Eduardo Robinson, DI Hotels Sun, LLC  
**Council District:** District 5  
**Proposal:** Height Variance to allow a structure taller than 45-feet in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits structures to a maximum of 45-feet in a B-3, Community Business Suburban District.

7. [BOA-SE-002780-2023](#)

**Case #:** 6568  
**Location:** 1248 Montlimar Drive  
**Applicant/Agent:** HC20WS, LLC & CDH Investments, LLC (Evan Geerts, Agent)  
**Council District:** District 5  
**Proposal:** Special Exception to allow a Building and Landscape Materials Supplier to operate in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires a Special Exception to allow a Building and Landscape Materials Supplier to operate in a B-3, Community Business Suburban District.

8. [BOA-SE-002784-2023](#)

**Case #:** 6569/5896/4741/4717/4648/4063  
**Location:** 3280 Dauphin Street  
**Applicant/Agent:** WheelCare, LLC  
**Council District:** District 1  
**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.

**9. [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.

**10. [BOA-SE-002798-2024](#)**

**Case #:** 6571  
**Location:** 2316 Leroy Stevens Road  
**Applicant/Agent:** Casey Pipes, Agent  
**Council District:** District 6  
**Proposal:** Special Exception approval to allow a Life Care Facility in a R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) requires a Special Exception to allow a Life Care Facility in a R-3, Multi-Family Residential Suburban District.

**OTHER BUSINESS**

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**Election of Officers**