



Mobile Board of Zoning Adjustment Agenda

March 10, 2025 – 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. Chris Carroll
	Mr. Gregory Morris, Sr.
	Mr. Taylor Atchison, Supernumerary
	Vacant
	Vacant, Supernumerary

EXTENSIONS

1. [BOA-002940-2024](#)

Case #: 6591/2477
Location: 3008 Government Boulevard
Applicant/Agent: Air Engineers
Council District: District 4
Proposal: Front Yard Setback, Reduced Parking Ratio, Parking Surfacing, and Site Coverage Variances to allow a building addition within the 25-foot front yard setback, a reduced amount of parking spaces, gravel parking surfacing, and increased site coverage in a B-3, Community Business Suburban District; the Unified Development Code (UDC) does not allow structures within the 25-foot front yard setback, requires a compliant amount of parking spaces, asphalt or concrete for all required parking spaces, and limits site coverage to no more than 50% in a B-3, Community Business Suburban District.

PUBLIC HEARINGS

2. [BOA-003193-2025](#)

Case #: 6652
Location: 1408 Cody Road North
Applicant/Agent: Elliott Land Developments, LLC (Amanda Crose, Agent)
Council District: District 7
Proposal: Lot Size, Setback, Site Coverage, and Common Area Variances to allow reduced lot sizes, reduced setbacks, increased site coverage, and reduced common area for a new 230-lot development in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) requires newly created lots to be a minimum of 10,000 square feet, with compliant setbacks, a maximum allowed 45% site coverage, and 700 square feet of common area per dwelling unit in an R-3, Multi-Family Residential Suburban District.

3. [BOA-SE-003197-2025](#)

Case #: 6653
Location: 250 St Louis Street
Applicant/Agent: River Bank & Trust (Doug Thomas, Agent)
Council District: District 2
Proposal: Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow a bank with drive-thru services in a T-5.1 Sub-District of the Downtown Development District.

4. [BOA-003229-2025](#)

Case #: 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.

5. [BOA-003231-2025](#)

Case #:	6657/6457/6125
Location:	2100 Airport Boulevard
Applicant/Agent:	Cooper Restaurants, Inc. (Ben Cummings, Agent)
Council District:	District 1
Proposal:	Setback and Site Coverage Variances to allow a building addition to be less than 10-feet from the front property line, and for the structure to exceed 50% site coverage in a B-3, Community Business Urban District; the Unified Development Code (UDC) requires all structures to be a minimum of 10-feet from the front property line, and limits structures to a maximum of 50% site coverage in a B-3, Community Business Urban District.

OTHER BUSINESS

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

January 10, 2022

February 7, 2022

March 7, 2022

April 4, 2022

December 5, 2022