



Mobile Board of Zoning Adjustment Agenda

November 6, 2023 – 2:00 P.M.

ADMINISTRATIVE

Roll Call

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| | 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 |

PUBLIC HEARINGS

1. [BOA-002670-2023](#)

Case #: 6550
Location: 6109 Howells Ferry Road
Applicant / Agent: Claude & Melody Hall (Zeke Hudson, Rowe Surveying, Agent)
Council District: District 7
Proposal: Use Variance to allow a commercial daycare to operate in a R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow commercial daycares to operate in a R-1, Single-Family Residential Suburban District.

2. [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.

3. [BOA-002672-2023](#)

Case #: 6552/6461/6375
Location: 5535 & 5575 U.S. Highway 90 West
Applicant / Agent: QuikTrip (Erik Eckhart, Agent)
Council District: District 4
Proposal: Sign Variance to allow a total of eleven (11) signs, with one (1) being a 100-foot high rise sign on a single-tenant commercial site in a B-3, Community Business Suburban District; the Zoning Ordinance allows a single-tenant commercial site to have no more than three (3) signs, of which not more than one (1) may be freestanding, and not more than 35-feet tall in a B-3, Community Business Suburban District.

4. [BOA-002676-2023](#)

Case #: 6553
Location: North side of St. Francis Street, 71'± East of North Claiborne Street
Applicant / Agent: Nik Krueger (Steve Stone, Agent)
Council District: District 2
Proposal: Frontage Type, Access, Fence, and Site Variances to allow a non-compliant frontage type for a new structure with an increased front yard setback, allow a six-foot (6') fence, and to allow a curb cut along the primary street frontage for a lot with no secondary street frontage and less than 54-feet in width in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires a compliant frontage type, a 12-foot maximum setback for structures, limits fences to 4-feet (4') tall, and does not allow a curb cut along the primary street frontage for a lot with no secondary street frontage and less than 54-feet in width in a T-5.1 Sub-District of the Downtown Development District.

5. [BOA-002679-2023](#)

Case #: 6554/6413/6362
Location: 1704 McGill Avenue
Applicant / Agent: Sire Investments, LLC (Michael Darrington, Agent)
Council District: District 2
Proposal: Use, Parking Ratio, Access, Parking Surface, and Landscaping/Tree Planting Variances to allow four (4) dwelling units on a lot with a reduced parking ratio and sub-standard access with aggregate parking surface and reduced landscaping/tree plantings for an apartment complex 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 a compliant parking ratio with compliant access, requires asphalt, concrete, or an approved alternative paving surface, and requires full compliance with landscaping and tree planting requirements for an apartment complex in an R-1, Single-Family Residential Urban District.

6. [BOA-002682-2023](#)

Case #: 6555
Location: Northwest corner of Ross Street and Bernice Hudson Drive
Applicant / Agent: Kari Givens, Byrd Surveying
Council District: District 1
Proposal: Use Variance to allow a duplex in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow a duplex in an R-1, Single-Family Residential Urban District.

7. [BOA-002683-2023](#)

Case #: 6556
Location: 56 North Sage Avenue
Applicant / Agent: Kayla Brown
Council District: District 1
Proposal: Use Variance to allow a pet daycare, grooming, and boarding facility in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow a pet daycare, grooming, and boarding facility in an R-1, Single-Family Residential Suburban District.

8. [BOA-002684-2023](#)

Case #: 6557
Location: 1410 Government Street
Applicant / Agent: Murphy D. Bishop II
Council District: District 2
Proposal: Use Variance to allow a social club in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow a social club in an R-1, Single-Family Residential Urban District.

9. [BOA-002686-2023](#)

Case #: 6558
Location: 605 Texas Place
Applicant / Agent: Gulf Coast Tours, Edward Rowe, Agent
Council District: District 2
Proposal: Use Variance to allow a tour company to operate in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow tour companies to operate in an R-1, Single-Family Residential Suburban District.

10. [BOA-002687-2023](#)

Case #: 6559/4777
Location: 4671 Old Shell Road
Applicant / Agent: Kari Givens, Byrd Surveying
Council District: District 5
Proposal: Side Yard Setback Variance to allow a structure within a side yard setback in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires at least a five (5)-foot side yard setback in an R-1, Single-Family Residential Suburban District.