



# Mobile Board of Zoning Adjustment Agenda

July 8, 2024 – 2:00 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

## PUBLIC HEARINGS

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### 1. BOA-002889-2024

**Case #:** 6594/6510  
**Location:** 263 and 267 Dauphin Street  
**Applicant/Agent:** Box Owt, LLC  
**Council District:** District 2  
**Proposal:** Bulk/Site Variance to allow metal siding as an exterior finish, a non-compliant frontage type with reduced transparency, and security gates in a T-5.2 sub-district of the Downtown Development District; the Unified Development Code (UDC) does not allow metal siding as an exterior finish, requires a Shop Front frontage type at this location, requires a minimum glazed display window area of 50% of the ground floor shop front area (transparency), does not allow security gates to be visible from the street, and does not allow fences in the Shop Front frontage type in a T-5.2 sub-district of the Downtown Development District.

## 2. BOA-002983-2024

**Case #:** 6598/6510  
**Location:** 263 and 267 Dauphin Street  
**Applicant/Agent:** Box Owt, LLC  
**Council District:** District 2  
**Proposal:** Sign Variance to allow six (6) double-sided internally illuminated projecting signs each 24-inches in diameter in a T-5.2 sub-district of the Downtown Development District; the Unified Development Code (UDC) does not allow internally illuminated signs in a T-5.2 sub-district of the Downtown Development District.

## 3. BOA-002947-2024

**Case #:** 6595/1199/1033  
**Location:** 2915 Dauphin Island Parkway  
**Applicant/Agent:** Shova Realty Investments, LLC  
**Council District:** District 3  
**Proposal:** Sign Variance to allow a digital pricing sign within 300-feet of residentially zoned property in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow digital pricing signs within 300-feet of residentially zoned property in a B-2, Neighborhood Business Suburban District.

## 4. BOA-002953-2024

**Case #:** 6596/6543  
**Location:** 5575 Commerce Boulevard East  
**Applicant/Agent:** Vertical Bridge REIT, LLC / Mary Palmer, Agent  
**Council District:** District 4  
**Proposal:** Lot Size, Height, and Setback Variances to allow a 180-foot high telecommunications facility on a sub-standard lot, with a reduced setback in a B-5, Office Distribution District; the Unified Development Code (UDC) requires all lots to be a compliant minimum size, limits structure heights to 45-feet, and requires a property line setback equal to the tower height in a B-5, Office Distribution District.

## 5. BOA-SE-002973-2024

**Case #:** 6602/6543  
**Location:** 5575 Commerce Boulevard East  
**Applicant/Agent:** Vertical Bridge REIT, LLC / Mary Palmer, Agent  
**Council District:** District 4  
**Proposal:** Special Exception approval to allow a telecommunications facility requiring a Class 4 permit in a B-5, Office Distribution District; the Unified Development Code (UDC) requires a Special Exception to allow a telecommunications facility requiring a Class 4 permit in a B-5, Office Distribution District.

## 6. BOA-SE-002976-2024

**Case #:** 6597/6518  
**Location:** 100 North Franklin Street  
**Applicant/Agent:** DISH Wireless, LLC/Alexandra Vassar, Agent  
**Council District:** District 2  
**Proposal:** Special Exception approval to allow Class 2 telecommunications facilities in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires a Special Exception approval to allow telecommunications facilities in a T-5.1 Sub-District of the Downtown Development District.

## 7. BOA-002981-2024

**Case #:** 6599  
**Location:** 3949 Government Boulevard  
**Applicant/Agent:** Advantage Sign Company  
**Council District:** District 4  
**Proposal:** Sign Variance to allow a single business site in a B-3, Community Business Suburban District to have a total of three (3) wall signs and two (2) freestanding signs; the Unified Development Code (UDC) limits single business sites in a B-3, Community Business Suburban District to no more than a total of three (3) signs, with no more than one (1) freestanding sign.

## 8. BOA-002985-2024

**Case #:** 6600  
**Location:** 1802 Old Government Street  
**Applicant/Agent:** Bryan Olson  
**Council District:** District 2  
**Proposal:** Side Street Side Yard Setback Variance to allow a privacy fence and gate taller than three-feet (3') within the side street side yard ten-foot (10') setback in a B-1, Buffer Business Urban District; the Unified Development Code (UDC) does not allow a privacy fence and gate taller than three-feet (3') within the side street side yard ten-foot (10') setback in a B-1, Buffer Business Urban District.

## 9. BOA-002937-2024

**Case #:** 6601/6068  
**Location:** 6101 Grelot Road  
**Applicant/Agent:** Wrico Signs  
**Council District:** District 6  
**Proposal:** Sign Variance to allow an off-premise sign for a church in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires all signage to be on-premise in a B-3, Community Business Suburban District.