



Mobile Board of Zoning Adjustment Agenda

September 11, 2023 – 2:00 P.M.

ADMINISTRATIVE

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

1. BOA-002541-2023

Case #: 6529/6394
Location: 133 Eaton Square
Applicant / Agent: Richard and Mellie Noblet
Council District: District 5
Proposal: Side Street Side Yard Setback Variance to allow the construction of a garage less than ten feet (10') from a side street side yard property line in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) requires a 25-foot side street side yard setback in an R-3, Multi-Family Residential Suburban District.

2. BOA-002543-2023

Case #: 6530
Location: 63 North Julia Street
Applicant / Agent: Charles B. Matthews, Jr.
Council District: District 2
Proposal: Use Variance to allow a commercial kitchen in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow a commercial kitchen in an R-1, Single-Family Residential Urban District.

3. BOA-002575-2023

Case #: 6531
Location: 2153 Venetia Road
Applicant / Agent: Brent Hider
Council District: District 4
Proposal: Use Variance to allow an accessory structure to remain on a lot without a primary structure in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow an accessory structure on a lot without a primary structure in an R-1, Single-Family Residential Suburban District.

4. BOA-002576-2023

Case #: 6532
Location: 331 Hadrian Street
Applicant / Agent: Valerie White
Council District: District 5
Proposal: Use Variance to allow a commercial food truck commissary and a food truck to be parked in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow a commercial food truck commissary or food trucks to be parked in an R-1, Single-Family Residential Suburban District.

5. BOA-002577-2023

Case #: 6533/4639/4435
Location: 1057 Tennessee Street
Applicant / Agent: Bethel Engineering
Council District: District 3
Proposal: Use Variance to amend a previously approved Use Variance to allow the expansion of a float barn in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow the expansion of a float barn in an R-1, Single-Family Residential Urban District.

6. BOA-002583-2023

Case #: 6534/15
Location: 1956 St. Stephens Road
Applicant / Agent: DeLaurence R. Johnson
Council District: District 2
Proposal: Sign Variance to allow a digital sign within 300-feet of residentially zoned property in a B-2, Neighborhood Business Urban District; the Unified Development Code (UDC) does not allow digital signs within 300-feet of residentially zoned property in a B-2, Neighborhood Business Urban District.

7. BOA-002591-2023

Case #: 6535
Location: 2485 West I-65 Service Road North
Applicant / Agent: Munn Enterprises, Inc. (Kerri McAlpine Little, Agent)
Council District: District 1
Proposal: Sign Variance to allow four (4) signs, one of which exceeds 350 square feet on a single-tenant commercial site in an I-2, Heavy Industry District; the Unified Development Code (UDC) does not allow more than three (3) signs, and limits wall signs to a maximum of 350 square feet for a single-tenant commercial site in an I-2, Heavy Industry District.

8. BOA-SE-002596-2023

Case #: 6536/6219/6048/1637/59
Location: 1260 and 1262 Dauphin Street, and 4 North Ann Street
Applicant / Agent: Central Presbyterian Church (Chris Bullock, Agent)
Council District: District 2
Proposal: Special Exception Variance to allow massage therapy in a B-1, Buffer Business Urban District; the Unified Development Code (UDC) requires a Special Exception to allow massage therapy in a B-1, Buffer Business Urban District.

9. BOA-SE-002598-2023

Case #: 6537/6205
Location: 2600 Burden Lane
Applicant / Agent: McDowell Knight (Stephen Harvey, Agent)
Council District: District 1
Proposal: Special Exception to allow railroad facilities in an I-1, Light Industry District; the Unified Development Code (UDC) requires a Special Exception to allow railroad facilities in an I-1, Light Industry District.

10. BOA-002601-2023

Case #: 6538/6233/5486
Location: 660 Dunlap Drive
Applicant/ Agent: Austal USA (Joey Nunnally, Agent)
Council District: District 2
Proposal: Building Height Variance to allow a building higher than 100-feet in an I-2, Heavy Industry District; the Unified Development Code (UDC) does not allow buildings higher than 100-feet in an I-2, Heavy Industry District.

11. BOA-SE-002603-2023

Case #: 6539/5561/5394
Location: 1601 East I-65 Service Road South
Applicant / Agent: Adrian R. Gonzalez
Council District: Council District 4
Proposal: Special Exception to allow heavy equipment sales in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires a Special Exception to allow heavy equipment sales in a B-3, Community Business Suburban District.

12. BOA-002604-2023

Case#: 6540
Location: 2318 St. Stephens Road
Applicant / Agent: Sign Medics LLC
Council District: District 1
Proposal: Sign Variance to allow two (2) wall signs for a tenant on a multi-tenant site in a B-3, Community Business Urban District; the Unified Development Code (UDC) does not allow two (2) wall signs for a tenant on a multi-tenant site in a B-3, Community Business Urban District.

13. BOA-002605-2023

Case #: 6541
Location: 3366 Cottage Hill Road
Applicant / Agent: Byrd Surveying, Inc.
Council District: District 5
Proposal: Front Yard Setback Variance to allow a reduced front yard setback in a B-3, Community Business Suburban District; the Unified Development Code (UDC) does not allow a reduced front yard setback in a B-3, Community Business Suburban District.

14. BOA-002608-2023

Case #: 6542
Location: 3662 Dauphin Street
Applicant / Agent: Merrill P. Thomas Co, Inc. (Pratt Thomas, Agent)
Council District: District 7
Proposal: Sign Variance to allow four (4) freestanding signs for a multi-tenant site in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) does not allow four (4) freestanding sign for a multi-tenant site in a B-2, Neighborhood Business Suburban District.

15. BOA-SE-002611-2023 & BOA-002613-2023

Case #: 6543
Location: 5575 Commerce Boulevard East
Applicant / Agent: Telecad Wireless, Inc. (Allen Rogers, Agent)
Council District: District 4
Proposal: Special Exception and Lot Size, Height, and Setback Variances to allow a 180-foot high telecommunications facility requiring a Class 4 permit, on a sub-standard lot, with a reduced setback 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, 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.

16. BOA-002614-2023

Case #: 6545/6055
Location: 312 Schillinger Road South
Applicant / Agent: Floor and Décor Outlets of America, Inc. (Joseph J. Minus, Jr., Agent)
Council District: District 7
Proposal: Sign Variance to allow one (1) logo wall sign larger than 350 square feet, and one (1) informational wall sign with logo larger than 20 square feet for a tenant on a multi-tenant site in a B-3, Community Business Suburban District; the Unified Development Code (UDC) does not allow logo wall signs larger than 350 square feet, or information wall signs with logos larger than 20 square feet for a tenant on a multi-tenant site in a B-3, Community Business Suburban District.