



# Mobile Board of Zoning Adjustment Agenda

January 6, 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

## HOLDOVERS

---

### 1. [BOA-SE-003135-2024](#)

**Case #:** 6634  
**Location:** 2400 Dubose Street  
**Applicant/Agent:** Vertical Bridge REIT, LLC / Mary Palmer, Agent  
**Council District:** District 1  
**Proposal:** Special Exception approval to allow a telecommunications facility requiring a Class 4 permit in a B-3, Community Business Urban District; the Unified Development Code (UDC) requires a Special Exception to allow a telecommunications facility requiring a Class 4 permit in a B-3, Community Business Urban District.

## 2. [BOA-003136-2024](#)

**Case #:** 6635  
**Location:** 2400 Dubose Street  
**Applicant/Agent:** Vertical Bridge REIT, LLC / Mary Palmer, Agent  
**Council District:** District 1  
**Proposal:** Height, Setback, Landscaping, Design and Separation Buffer Variances to allow a 160-foot high telecommunications facility with reduced setbacks, no camouflage, no landscaping and reduced buffer separation in a B-3, Community Business Urban District; the Unified Development Code (UDC) limits structures to 45 feet tall, requires a property line setback equal to the tower height, requires telecommunications facilities to be camouflaged, provide compliant landscaping, and compliant buffer separations in a B-3, Community Business Urban District.

## EXTENSIONS

---

## 3. [BOA-002942-2024](#)

**Case #:** 6592/6106/5990/5149  
**Location:** 669 Azalea Road  
**Applicant/Agent:** The CORE Project, Inc. / Matthew McDonald, Agent  
**Council District:** District 5  
**Proposal:** Use Variance to allow a day care center (child and adult) with social assistance, welfare, and charitable services in a R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow a day care center (child and adult) with social assistance, welfare, and charitable services in a R-1, Single-Family Residential Suburban District.

## PUBLIC HEARINGS

---

## 4. [BOA-003142-2024](#)

**Case #:** 6641  
**Location:** 16 Kirby Street  
**Applicant/Agent:** Meredith Wilson  
**Council District:** District 1  
**Proposal:** Setback Variance to allow construction of an open carport less than five-feet (5') from the side property line in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) requires all structures to be a minimum of five-feet (5') from the side property line in an R-1, Single-Family Residential Urban District.

5. [BOA-003161-2024](#)

**Case #:** 6642  
**Location:** 560 Shady Oak Drive  
**Applicant/Agent:** Bryan Maisel Builders, LLC  
**Council District:** District 7  
**Proposal:** Rear Yard Setback Variance to allow an eight-foot (8') tall privacy fence within a recorded 25-foot rear yard setback in an R-1, Single Family Residential Suburban District; the Unified Development Code (UDC) does not allow privacy fences exceeding three-feet (3') tall within a recorded rear yard setback in an R-1, Single Family Residential Suburban District.

6. [BOA-003164-2024](#)

**Case #:** 6643/6468  
**Location:** 4519 Cypress Business Park  
**Applicant/Agent:** Kimmy Care, LLC  
**Council District:** District 4  
**Proposal:** Use Variance to amend a previously approved Use Variance to allow operation of a daycare in a B-5, Office-Distribution District; the Unified Development Code (UDC) does not allow the operation of a daycare in a B-5, Office-Distribution District.

7. [BOA-003167-2024](#)

**Case #:** 6644/4647  
**Location:** 1 Spring Hill Court  
**Applicant/Agent:** City of Mobile  
**Council District:** District 7  
**Proposal:** Side Street Side Yard Setback Variance to amend a previously approved side yard setback variance to allow a new retaining wall/privacy fence and a new carport within a recorded 50-foot side street side yard setback in an R-1, Single Family Residential Suburban District; the Unified Development Code (UDC) does not allow structures exceeding three-feet (3') tall within a recorded side street side yard setback in an R-1, Single Family Residential Suburban District.

## 8. [BOA-003168-2024](#)

**Case #:** 6645/6538/5486  
**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.

## OTHER BUSINESS

---

- Election of officers