



Mobile Board of Zoning Adjustment Agenda

October 7, 2024 – 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-003044-2024](#)

Case #: 6622/3995
Location: 5301 Moffett Road
Applicant/Agent: PMG, LLC / Cowles, Murphy, Glover, & Associates
Council District: District 7
Proposal: Special Exception to allow warehousing (over 40,000 square feet) in a B-3, Community Business Suburban District (rezoning pending); the Unified Development Code (UDC) requires a Special Exception to allow warehousing (over 40,000 square feet) in a B-3, Community Business Suburban District (rezoning pending).

EXTENSIONS

2. [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.

3. [BOA-002838-2024](#)

Case #: 6577
Location: 2200 West I-65 Service Road South
Applicant / Agent: 633 Development, LLC
Council District: District 4
Proposal: Height, Density, and Front Landscape Area Variances to allow apartment buildings taller than 45-feet, a density greater than 25 units per acre, and reduced front landscape area in a B-3, Community Business Suburban District; the Unified Development Code (UDC) limits structures to a maximum height of 45-feet, a maximum density of 25 units per acre, and full compliance with front landscape area requirements in a B-3, Community Business Suburban District.

PUBLIC HEARINGS

4. [BOA-003080-2024](#)

Case #: 6625
Location: 2103 Gibson Street
Applicant/Agent: Prime One Investments, LLC
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 duplexes in an R-1, Single-Family Residential Urban District.

5. [BOA-003083-2024](#)

Case #:	6626/5441
Location:	2712 Old Shell Road
Applicant/Agent:	Warrior Development, LLC
Council District:	District 1
Proposal:	Side Street Side Yard Setback Variance to allow a new building within the required side street side yard setback in a B-2, Neighborhood Business Urban District; the Unified Development Code (UDC) requires full compliance with the side street side yard setback requirements in a B-2, Neighborhood Business Urban District.

OTHER BUSINESS

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

May 1, 2023
June 5, 2023
August 5, 2024