



Mobile Board of Zoning Adjustment Agenda

June 3, 2024 – 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-002938-2024](#)

Case #: 6589
Location: 557 St. Louis Street
Applicant/Agent: HFI, 1 LLC
Council District: District 2
Proposal: Visible Transmittance and Roofing Materials Variances to allow less than 0.78 visible transmittance rating for new windows and to allow a colored metal roof in an SD-WH, Special District – Warehouse Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires a minimum 0.78 visible transmittance rating for new windows and prohibits colored metal roofs in an SD-WH, Special District – Warehouse Sub-District of the Downtown Development District.

2. [BOA-002939-2024](#)

Case #: 6590
Location: 957 Minor Street
Applicant/Agent: Persons Services Corp.
Council District: District 1
Proposal: Side Yard Setback Variance to allow reduced side yard setbacks for a dwelling in an R-1, Single-Family Urban District; the Unified Development Code (UDC) requires a dwelling to have a minimum of five-foot (5') side yard setbacks in a R-1, Single-Family Urban District.

3. [BOA-002940-2024](#)

Case #: 6591/2477
Location: 3008 Government Boulevard
Applicant/Agent: Air Engineers
Council District: District 4
Proposal: Front Yard Setback, Reduced Parking Ratio, Parking Surfacing, and Site Coverage Variances to allow a building addition within the 25-foot front yard setback, a reduced amount of parking spaces, gravel parking surfacing, and increased site coverage in a B-3, Community Business Suburban District; the Unified Development Code (UDC) does not allow structures within the 25-foot front yard setback, requires a compliant amount of parking spaces, asphalt or concrete for all required parking spaces, and limits site coverage to no more than 50% in a B-3, Community Business Suburban District

4. [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.

5. [BOA-002952-2024](#)

Case #: 6593/5981/4384/4357
Location: 251 Government Street
Applicant/Agent: The Avocet Hospitality Group
Council District: District 2
Proposal: Sign Variance to allow an individual storefront sign to be attached to a gallery in a T-5.2 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires individual storefront sign to be attached to a wall in a T-5.2 Sub-District of the Downtown Development District.

PUBLIC HEARINGS

- Adoption of the 2024-2025 filing deadline/meeting schedule
- Approval of April 1 and May 6 minutes