



Mobile Board of Zoning Adjustment Agenda

February 3, 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-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.

PUBLIC HEARINGS

2. [BOA-003175-2024](#)

Case #: 6647
Location: North side of Third Avenue, 250'± West of Owens Street
Applicant/Agent: The Comforter (Adric Bush, Agent)
Council District: District 1
Proposal: Use, Parking Access and Maneuvering, Tree Planting, and Residential Buffer Variances to allow an HVAC contractor with sub-standard parking access and maneuvering, no tree plantings, and a chain link fence as a residential buffer in an R-1, Single Family Residential Urban District; the Unified Development Code (UDC) does not allow an HVAC contractor with sub-standard parking access and maneuvering, no tree plantings, and a chain link fence as a residential buffer in an R-1, Single Family Residential Urban District.

3. [BOA-SE-003189-2025](#)

Case #: 6648
Location: 659 Conti Street
Applicant/Agent: Element 3 Engineering, LLC (Allen Williams, Agent)
Council District: District 2
Proposal: Special Exception approval to allow a music venue and bar with an occupant load of 240 people in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow a music venue and bar with an occupant load over 100 people in a T-5.1 Sub-District of the Downtown Development District.

4. [BOA-003190-2025](#)

Case #: 6649
Location: 5133 Cottage Hill Road
Applicant/Agent: Thomas Sign & Awning Co. (Alvin Ramos, Agent)
Council District: District 4
Proposal: Sign Variance to allow two (2) freestanding signs and nine (9) wall signs for a single tenant site in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) limits single tenant sites in a B-2, Neighborhood Business Suburban District to no more than one (1) freestanding sign and no more than two (2) wall signs.

5. [BOA-003191-2025](#)

Case #: 6650/6255/5796/5774/4459/4458/4453/523
Location: 1550 Government Street
Applicant/ Agent: Wrico Signs, Inc.
Council District: District 2
Proposal: Sign Variance to amend a previously approved sign variance to allow wall signage exceeding 64 square feet along the Government Street corridor in a B-2, Neighborhood Business Urban District; the Unified Development Code (UDC) does not allow signage exceeding 64 square feet along the Government Street corridor in a B-2, Neighborhood Business Urban District.

6. [BOA-003192-2025](#)

Case #: 6651/6307
Location: 300 St Louis Street
Applicant/Agent: Kleban Properties, LLC (Keri Coumanis, Agent)
Council District: District 2
Proposal: Building Height and Frontage Type Variances to allow a building to exceed the maximum height allowance, with a non-compliant frontage type, in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) limits maximum building height to three stories, and requires one of six frontage types in a T-5.1 Sub-District.

OTHER BUSINESS

- Election of officers