



# Mobile Board of Zoning Adjustment Agenda

August 5, 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-002997-2024

**Case #:** 6603  
**Location:** 7101 Cottage Hill Road  
**Applicant/Agent:** Paris Ace Cottage Hill / Carlton Paris, Agent  
**Council District:** District 6  
**Proposal:** Sign Variance to allow two (2) freestanding signs for a single business site in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) limits single business sites to a maximum of (1) freestanding sign in a B-2, Neighborhood Business Suburban District.

## 2. BOA-003006-2024

**Case #:** 6604  
**Location:** 7701, 7705, 7709, 7621, and 7631 Old Government Street Road  
**Applicant/Agent:** James Tate  
**Council District:** District 6  
**Proposal:** Front Yard Setback, Side Yard Setback, Rear Yard Setback, and Site Coverage Variances to allow 15-foot front yard setbacks, 0-foot side yard setbacks, 0-foot rear yard setbacks, and 55% site coverage in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) requires a 25-foot front yard setback, 10-foot side yard setbacks, 10-foot rear yard setbacks, and 45% site coverage in an R-3, Multi-Family Residential Suburban District

## 3. BOA-003007-2024

**Case #:** 6605  
**Location:** 3760 Joy Springs Drive  
**Applicant/Agent:** Duncan Greenwood, Downtown Investment Properties, LP  
**Council District:** District 4  
**Proposal:** Residential Buffer Variance to allow a vegetative buffer between an R-1, Single-Family Residential Suburban District and an adjacent B-3, Community Business Suburban District; the Unified Development Code (UDC) requires both a vegetative buffer and a privacy fence/wall where an R-1, Single-Family Residential Suburban District is adjacent to a B-3, Community Business Suburban District.

## 4. BOA-003008-2024

**Case #:** 6606  
**Location:** 2534 Government Boulevard  
**Applicant/Agent:** Byrd Surveying, Kari Givens  
**Council District:** District 5  
**Proposal:** Use Variance to allow automobile sales in a B-2, Neighborhood Business Suburban District; the Unified Development Code (UDC) requires a minimum of a B-3, Community Business Suburban District to allow automobile sales.

## 5. BOA-003009-2024

**Case #:** 6607  
**Location:** 1719 Dauphin Street  
**Applicant/Agent:** Scott Moore  
**Council District:** District 2  
**Proposal:** Use Variance to allow a health/fitness club with personal services in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow a health/fitness club with personal services in an R-1, Single-Family Residential Urban District.

## 6. BOA-003010-2024

**Case #:** 6608  
**Location:** 1719 Dauphin Street  
**Applicant/Agent:** Scott Moore  
**Council District:** District 2  
**Proposal:** Access and Maneuvering, Surfacing, and Frontage Tree Variances to allow a gravel surfaced access aisle, a sub-standard access aisle for two-way traffic, and no frontage tree plantings for a commercial development in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) requires access aisles to be paved with concrete, asphaltic concrete, asphalt, or concrete pavers, 24-foot wide access aisles for two-way traffic, and compliant frontage tree plantings or a commercial development in an R-1, Single-Family Residential Urban District.

## OTHER BUSINESS

---

- Updates on appeal cases
- Approval of February 5, 2024 and March 4, 2024 minutes