



Agenda Item # 1 - EXTENSION

BOA-003538-2025

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration](#)

DETAILS

Location:

503 and 505 Congress Street

Applicant / Agent:

Porchlight, LLC (Keri Coumanis, Agent)

Property Owner:

Ace Theater, LLC

Current Zoning:

T-4 Sub-District of the Downtown Development District

Future Land Use:

Downtown

Case Number(s):

6717

Unified Development Code Requirement:

- The Unified Development Code (UDC) does not allow a concert and event venue in a T-4 Sub-district of the Downtown Development District.

Board Consideration:

- Use Variance to allow a concert and event venue with 100 seats in a T-4 Sub-district of the Downtown Development District.

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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units. Commercial units lie to the southeast.

APPLICATION NUMBER	6717	DATE	August 3, 2026
APPLICANT	Porchlight, LLC (Keri Coumanis, Agent)		
REQUEST	Use Variance		



SITE HISTORY

In 1943, the existing structure was opened as an African-American theater with 500 seats. The theater closed in 1971.

The site was previously zoned B-4, General Business District prior to the adoption of the Downtown Development District (DDD) in 2014, when the site was rezoned to T-4 Sub-District of the Downtown Development District. On December 1st 2025 the Board of Zoning Adjustment approved a variance to allow a concert and event venue with 100 seats in a T-4 Sub-district of the Downtown Development District.

There have been no previous Planning Commission or Board of Zoning Adjustment applications for this site.

STAFF COMMENTS

Engineering Comments:

No comments to the proposed variance; however, according to the submitted plans, the proposed project will require a Land Disturbance Permit to be submitted through Central Permitting.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Appendix A, Section 9.C of the City's Unified Development Code.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the International Fire Code (IFC).

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in Appendices B and C of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the International Residential Code (IRC) functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the International Fire Code, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The applicant is requesting a six-month extension of the most recent Variance approval to allow a concert and event venue with 100 seats in a T-4 Sub-district of the Downtown Development District. This was approved by the Board of Adjustment at its 2-2-2026 meeting date with the following conditions:

- 1) Submittal of a CRC application for review prior to the issuance of permits;
- 2) Obtain all required land disturbance, building, and sign permits; and
- 3) Full compliance with all municipal codes and ordinances.

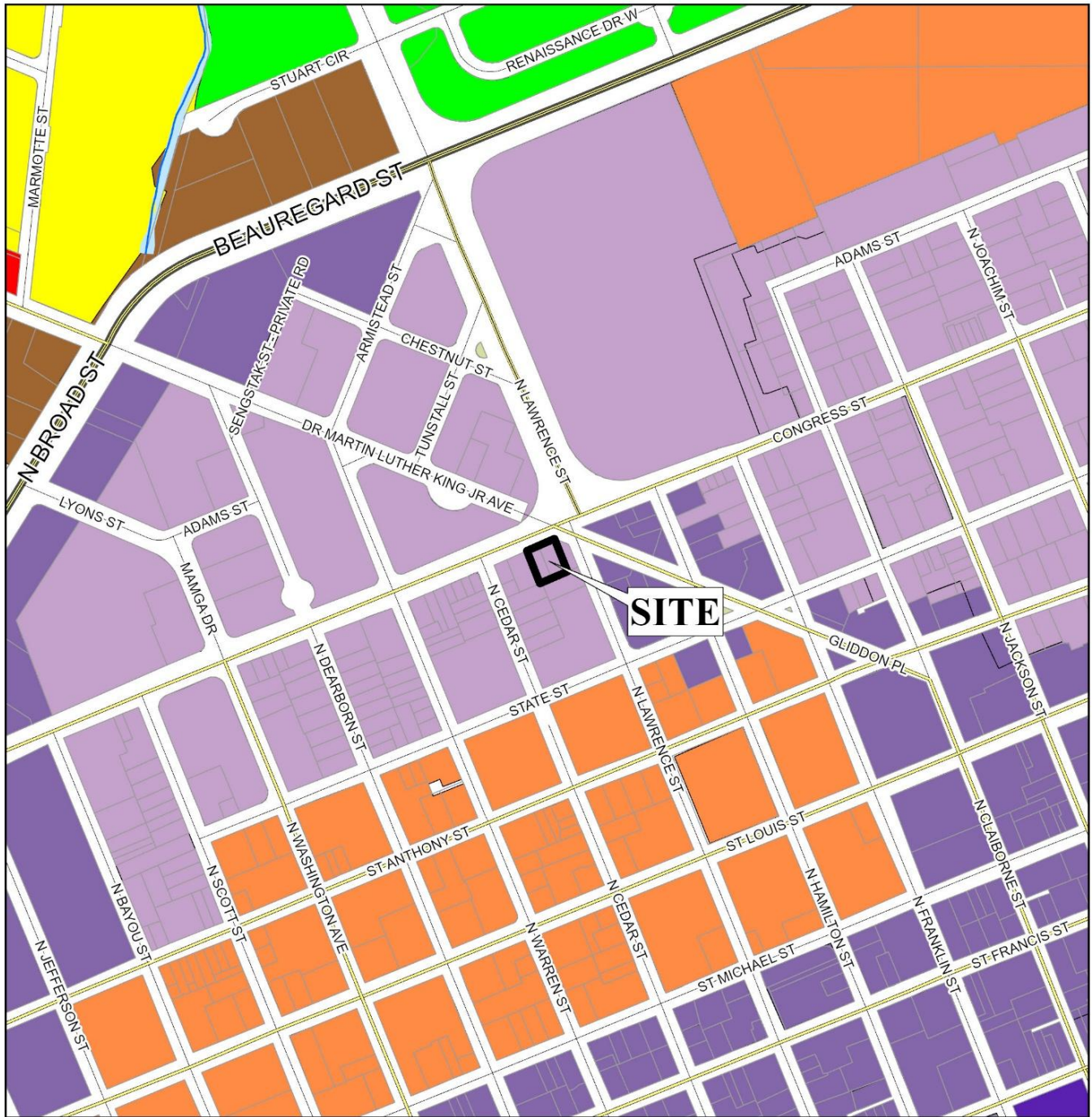
The applicant states they are requesting an extension because there have been delays in reaching full construction documentation and project development agreements.

VARIANCE EXTENSION CONSIDERATIONS

Standards of Review:

The Board is generally amenable to granting extensions, particularly a first request when the applicant is actively progressing toward site development. Any extension granted must remain consistent with the findings of fact associated with the original approval.

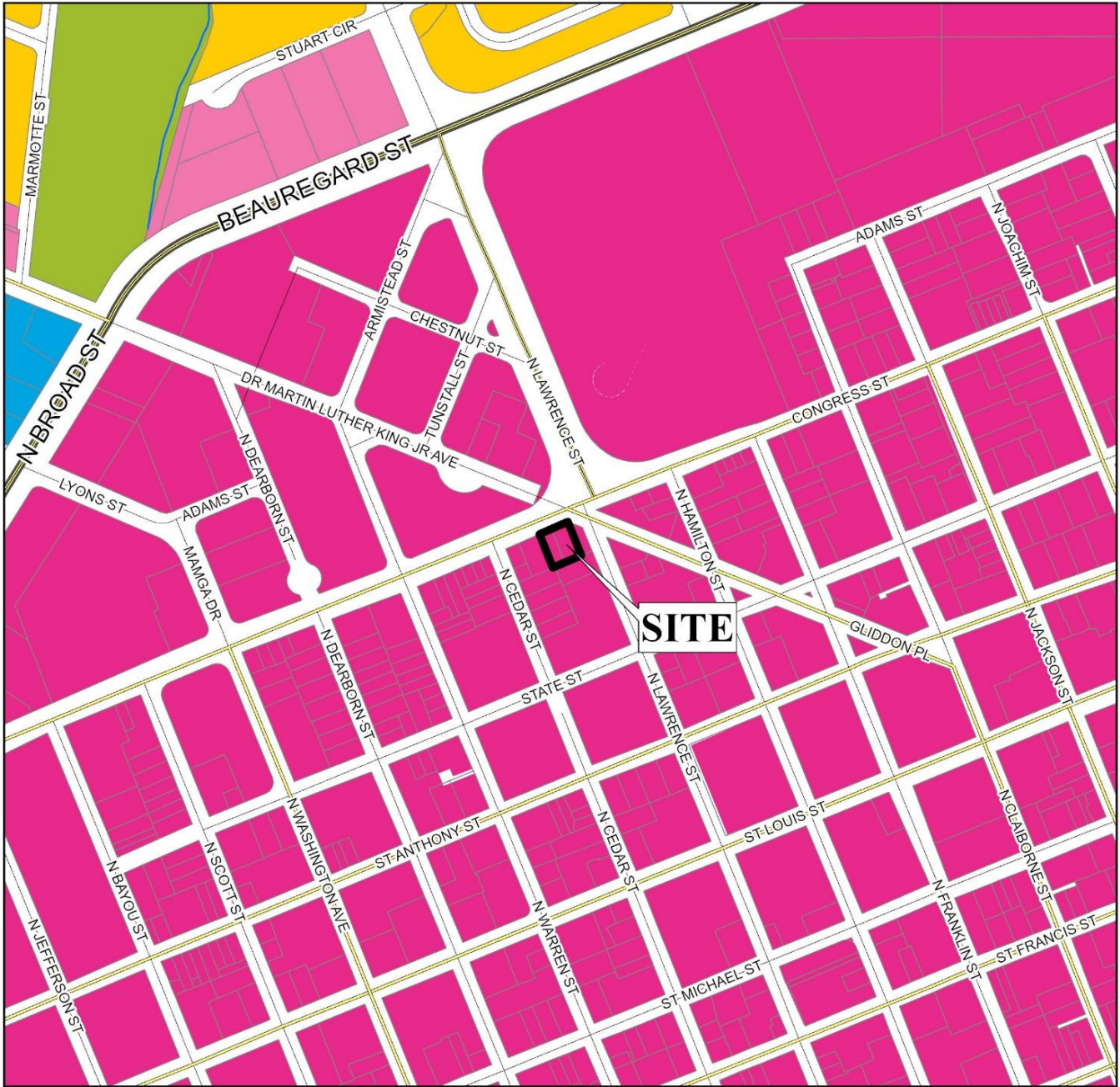
LOCATOR ZONING MAP



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 REQUEST Use Variance



FLUM LOCATOR MAP



APPLICATION NUMBER 6717 DATE August 3, 2026

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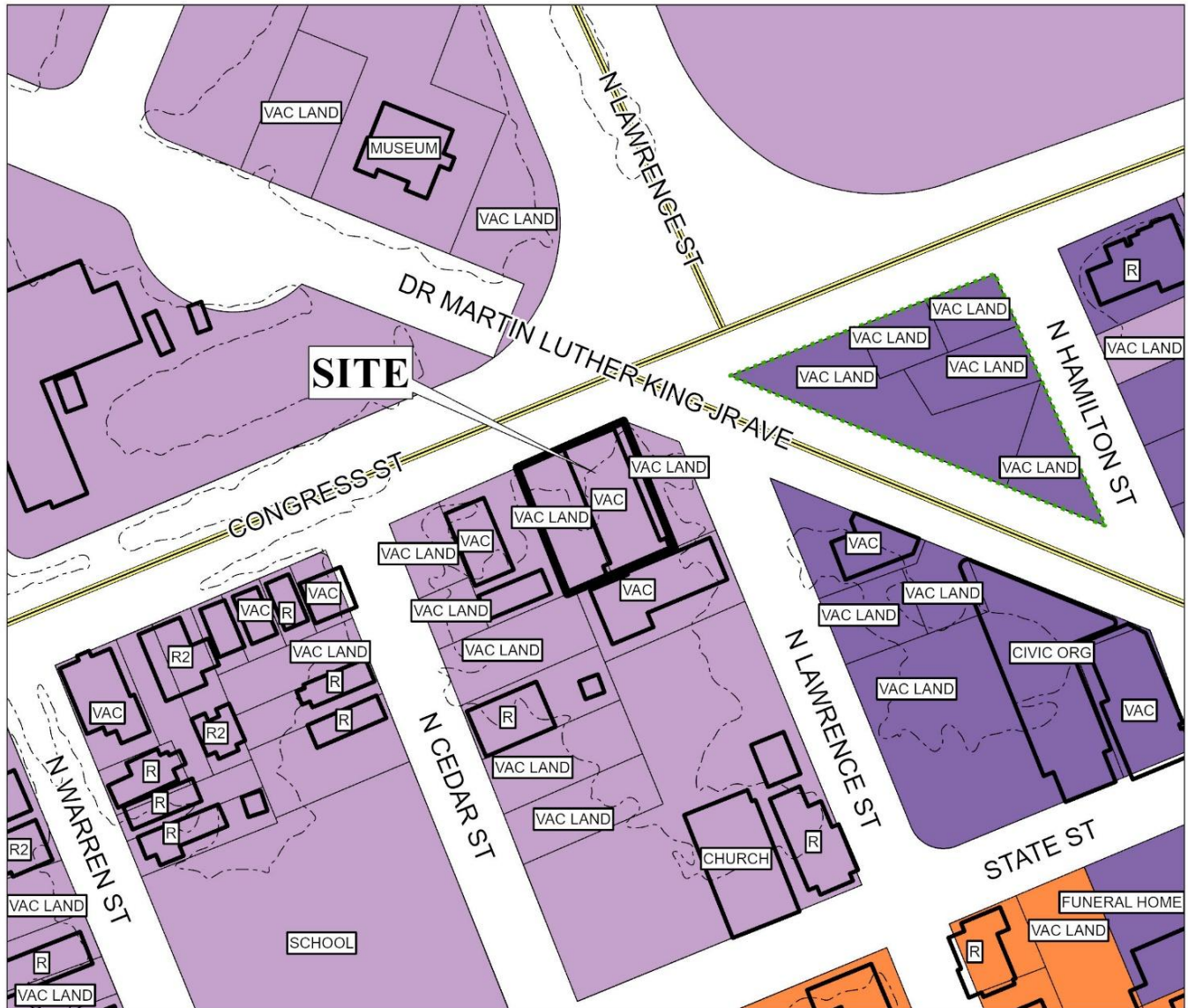
REQUEST Use Variance

- | | | | |
|---|--|---|---|
| ■ Low Density Residential | ■ Neighborhood Center - Traditional | ■ Light Industry | ■ Water Dependent |
| ■ Mixed Density Residential | ■ Neighborhood Center - Suburban | ■ Heavy Industry | |
| ■ Downtown | ■ Traditional Corridor | ■ Institutional | |
| ■ District Center | ■ Mixed Commercial Corridor | ■ Parks, Open Space | |



BOARD OF ADJUSTMENT

VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units. Commercial units lie to the southeast.

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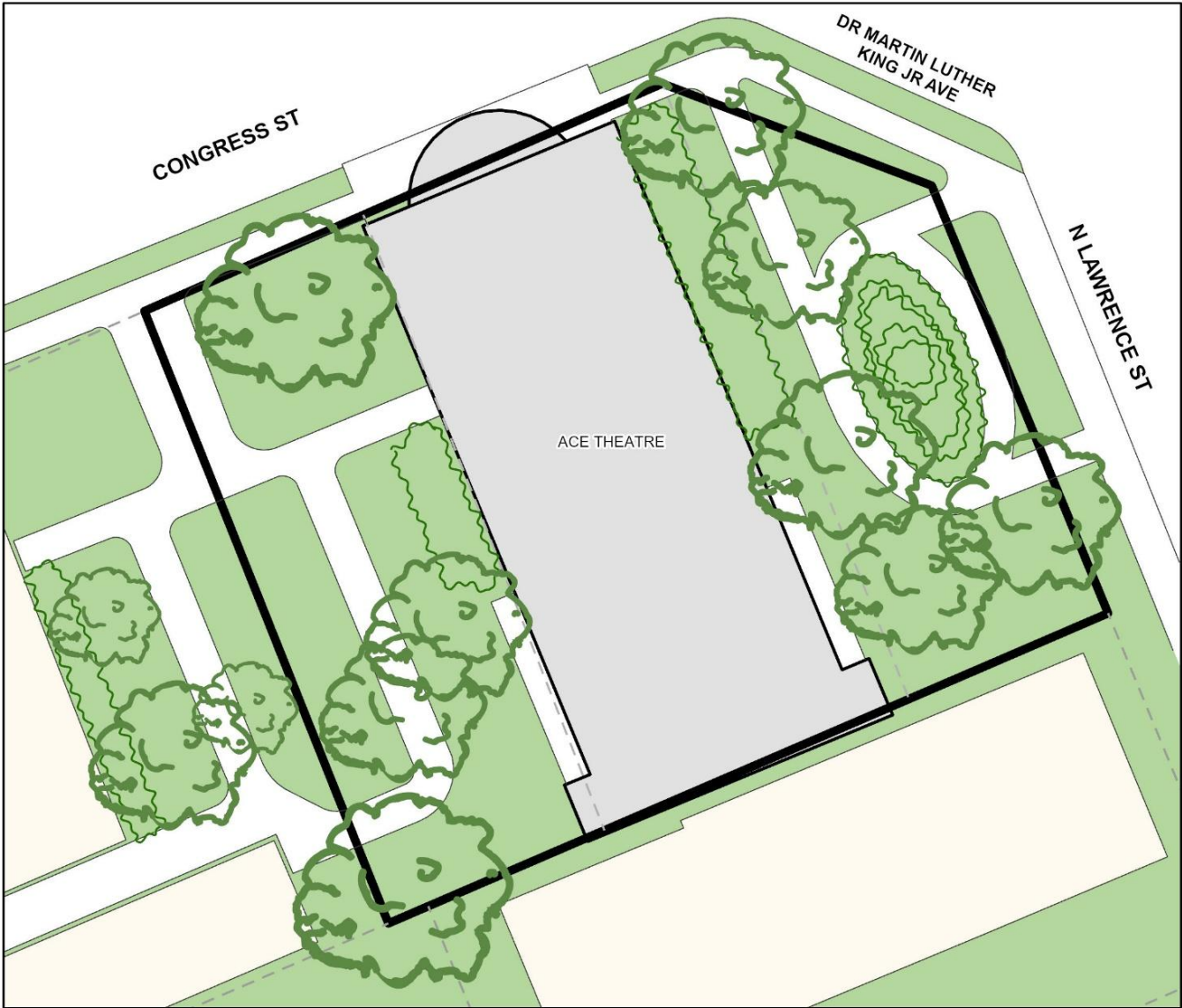
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R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	



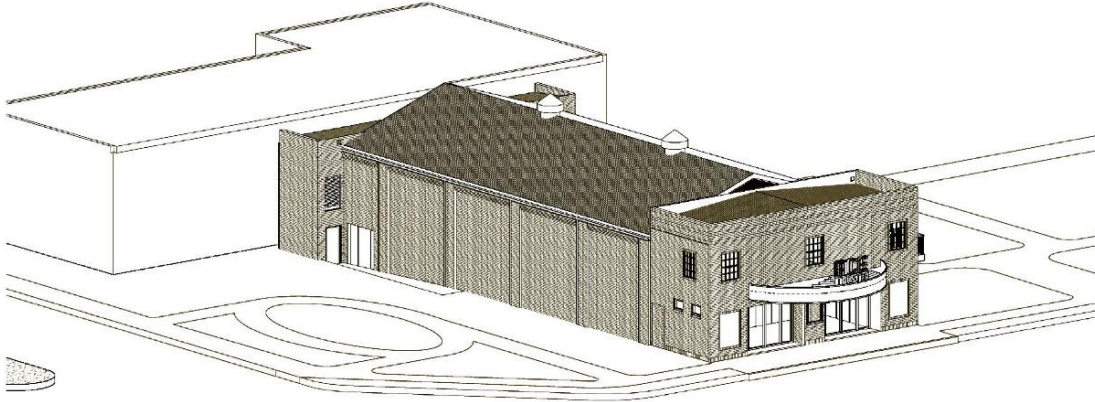
SITE PLAN



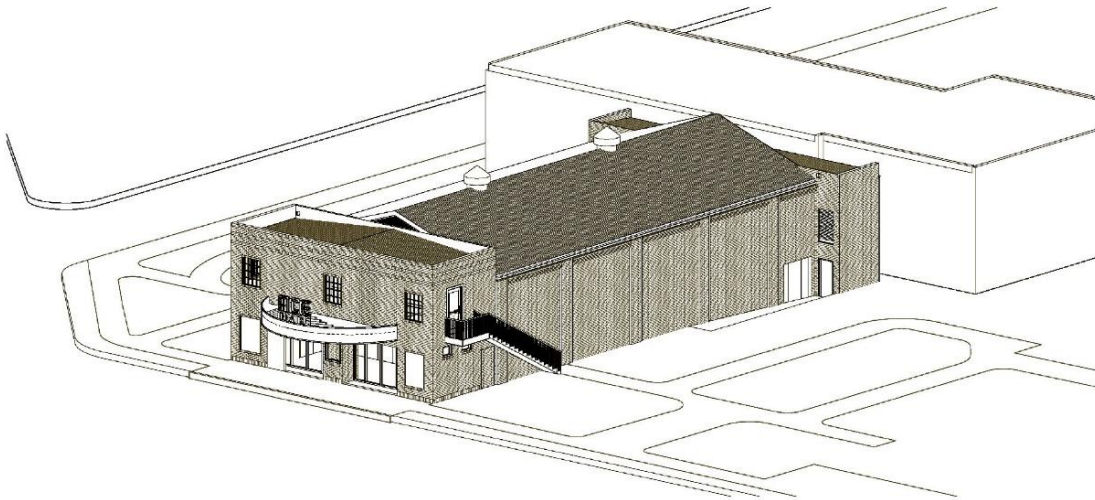
The site plan illustrates the proposed buildings, sidewalks, and landscaping.

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DETAIL SITE PLAN



① NEW WORK - NORTHEAST AXON VIEW

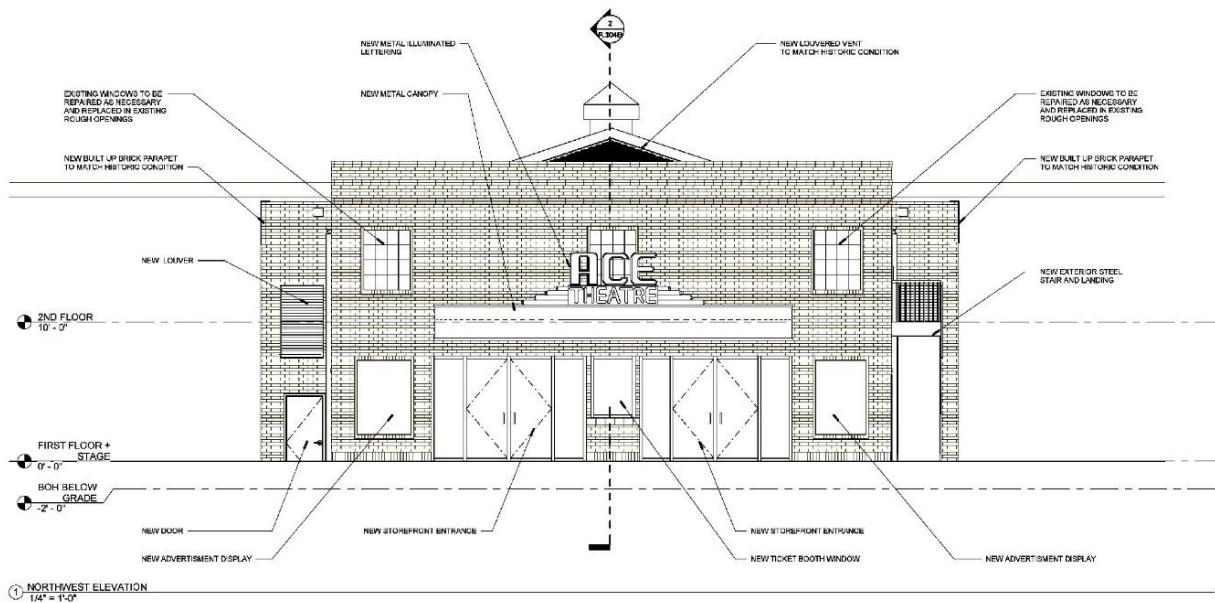


② NEW WORK - SOUTHWEST AXON VIEW

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DETAIL SITE PLAN



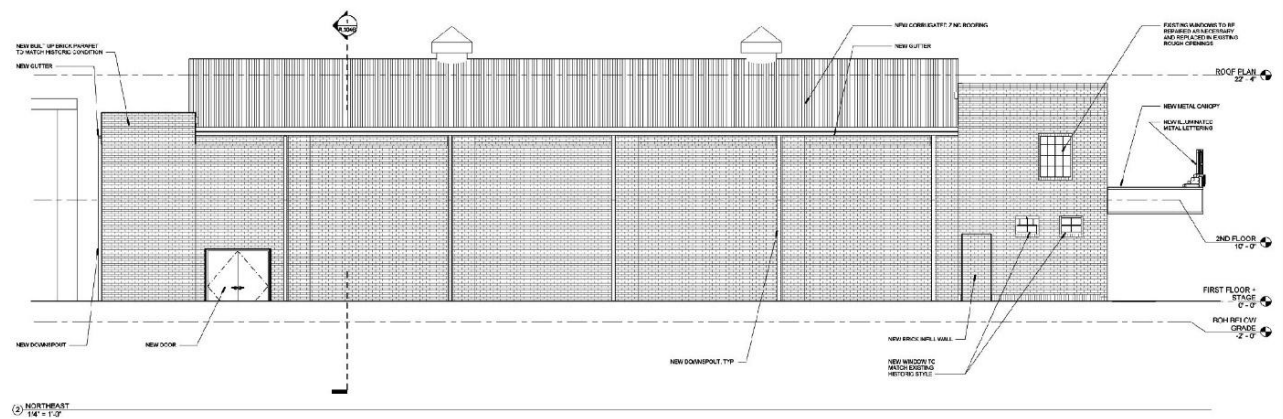
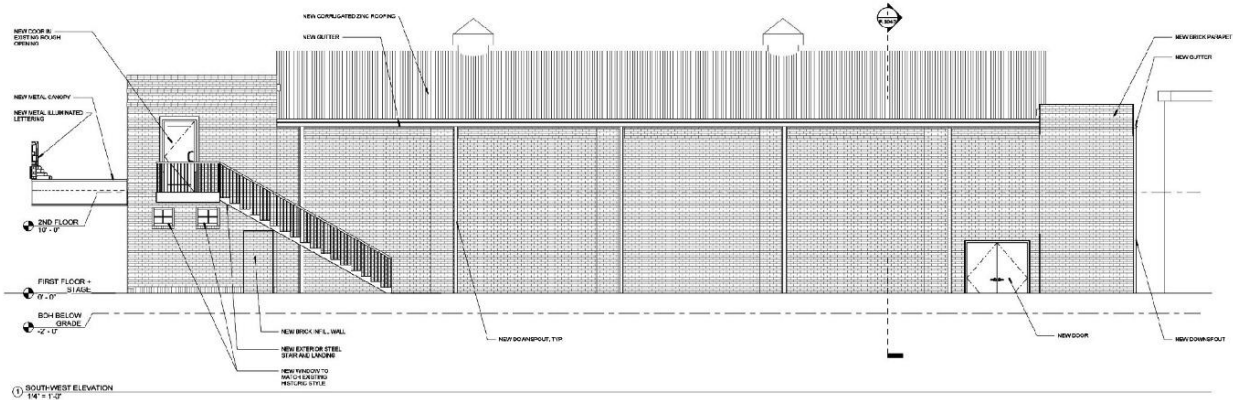
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DETAIL SITE PLAN



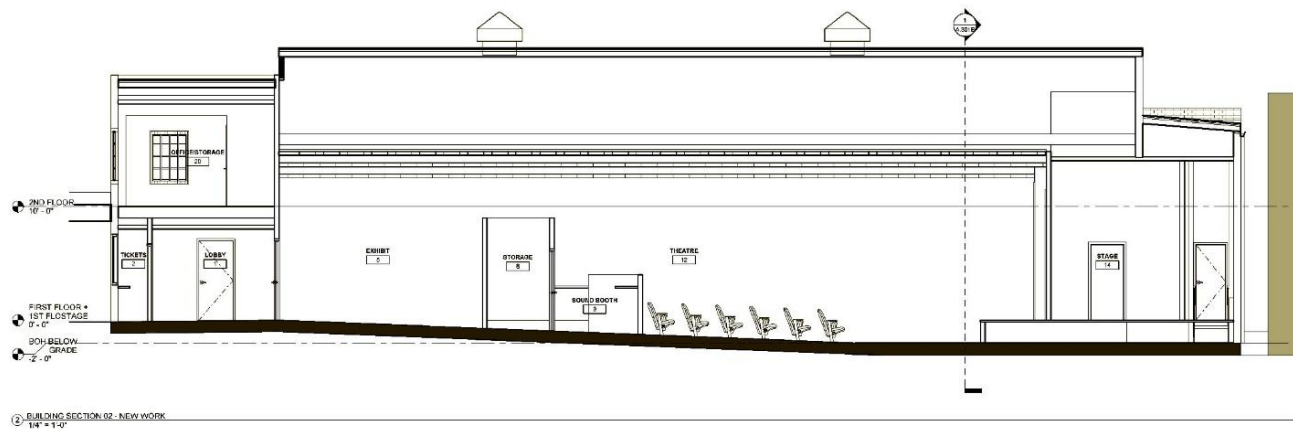
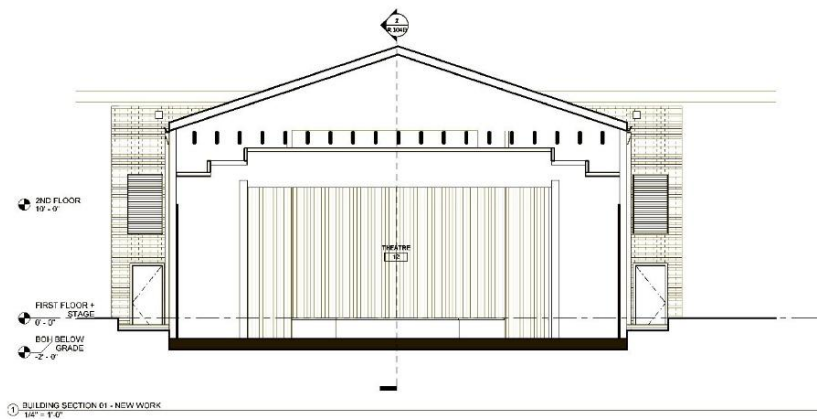
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A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the “mixed use” types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

Zoning correspondence matrix

[illegible]

DOWNTOWN (DT)

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric. As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes. As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, active Downtown Mobile.

Development Intent

- Support new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable and safe public spaces, bicycle and pedestrian-friendly streets and allow for convenient access to jobs, housing, and entertainment.
- Support infill development that provides better utilization of land, reduces surface parking, and is compatible with its surroundings.
- Building siting, form, and scale will vary by context within Downtown as defined in the zoning.
- Protect and enhance the historic and cultural heritage of the City.

Land use mix

Primary Uses

- Commercial
- Office
- Civic
- Residential, Multifamily

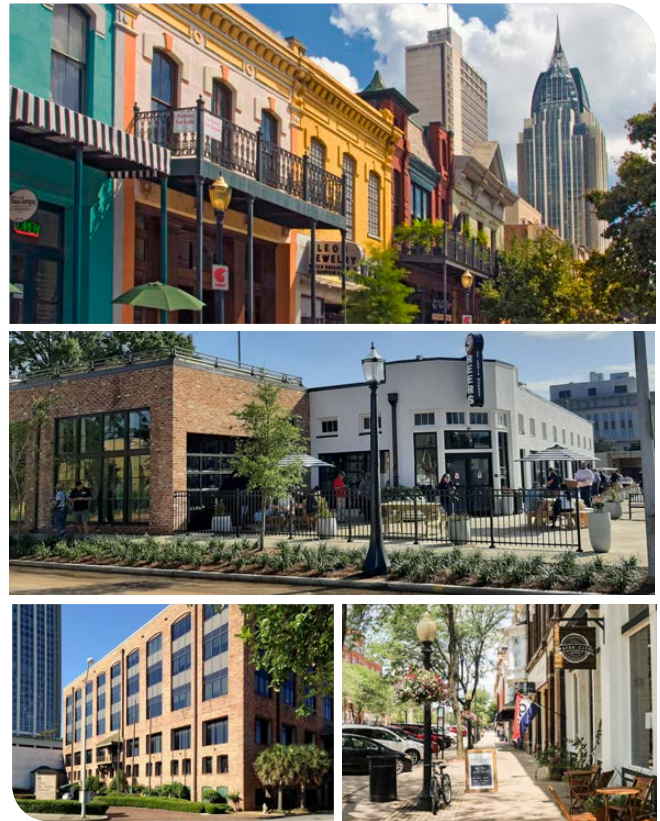
Secondary Uses

- Residential, Attached
- Residential, Single Family
- Parks

Housing mix

- Residential units above ground-floor retail
- Multifamily buildings
- Attached residential such as duplexes, multiplexes, and townhomes
- Single family homes

Character Example



Downtown includes a wide range of building types including high-rise offices, one and two-story mixed use buildings, various civic buildings, and historic single family homes. Detailed expectations for future development vary throughout Downtown and are contained in the Downtown Development District code.

Rendering: Dover Kohl