



Agenda Item # 1 - EXTENSION

BOA-003132-2024

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

5201 Girby Road

Applicant / Agent:

BTG, LLC (Robert Clay Buckley)

Property Owner:

BTG, LLC

Current Zoning:

B-3, Community Business Suburban District

Future Land Use:

Low Density Residential

Case Number(s):

6633

Unified Development Code (UDC) Requirement:

- The UDC requires 1.5 parking spaces per dwelling unit for a proposed multi-family development (42 dwelling units) in a B-3, Community Business Suburban District.

Board Consideration:

- Parking Ratio Variance to allow reduced parking (44 spaces) for a proposed multi-family development in a B-3, Community Business Suburban District.

Report Contents:

Page

Context Map	2
Site History	3
Staff Comments	3
Variance Considerations	4
Exhibits	6

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER	6633	DATE	July 7, 2025
APPLICANT	BTG, LLC (Robert Clay Buckley)		
REQUEST	Parking Ratio Variance		



SITE HISTORY

The site is part of the Girby-Ninety Commercial Park Subdivision, Third Addition, the plat for which was approved by the Planning Commission in September 1995 and subsequently recorded in Mobile County Probate Court.

A Planning Approval application for approval of an outdoor recreation facility was denied by the Planning Commission, also in September 1995.

On December 2, 2024, the Board of Zoning Adjustment approved a Parking Ratio Variance to allow reduced parking (44 spaces) for a proposed multi-family development in a B-3, Community Business Suburban District for the subject site.

The site is undeveloped.

There have been no other Board of Zoning Adjustment cases associated with the site.

STAFF COMMENTS

Engineering Comments:

No comments.

Traffic Engineering Comments:

No comments.

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 (6)-month extension of the most recent approval of the Parking Ratio Variance to allow reduced parking (44 spaces) for a proposed multi-family development in a B-3, Community Business Suburban District, approved by the Board at its December 2, 2024 meeting. The approval was conditioned upon full compliance with all other codes and ordinances.

This is the first extension of this approval.

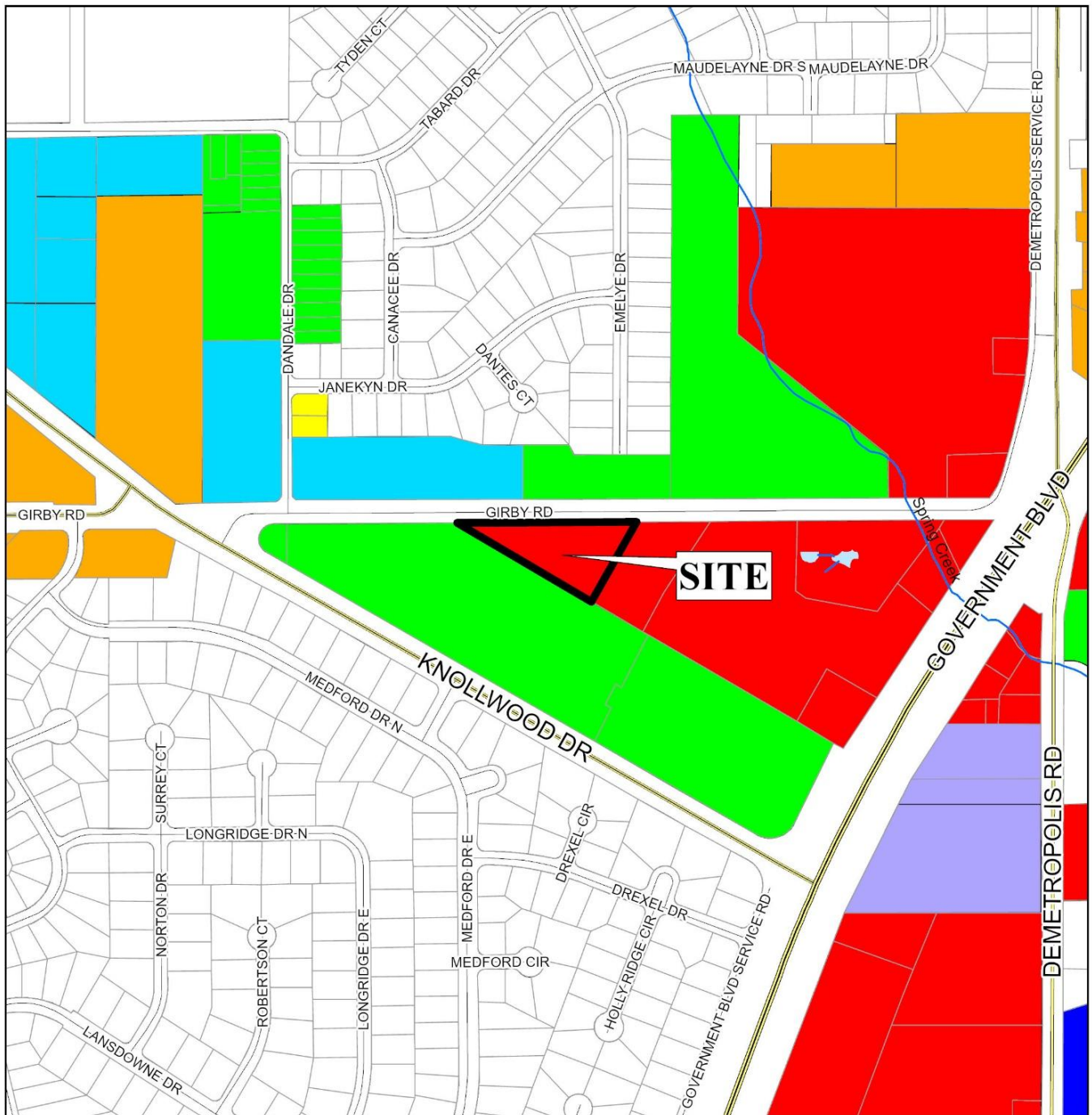
As justification for the request, the applicant states that the construction permits have been applied for but will not be issued before the June 2, 2025 expiration date of the Variance approval.

VARIANCE EXTENSION CONSIDERATIONS

Standards of Review:

The Board is typically amenable to granting extensions, especially a first request when the applicant is working towards site development. Granting of such extensions are always in compliance with the findings of facts associated with the original approval.

LOCATOR ZONING MAP



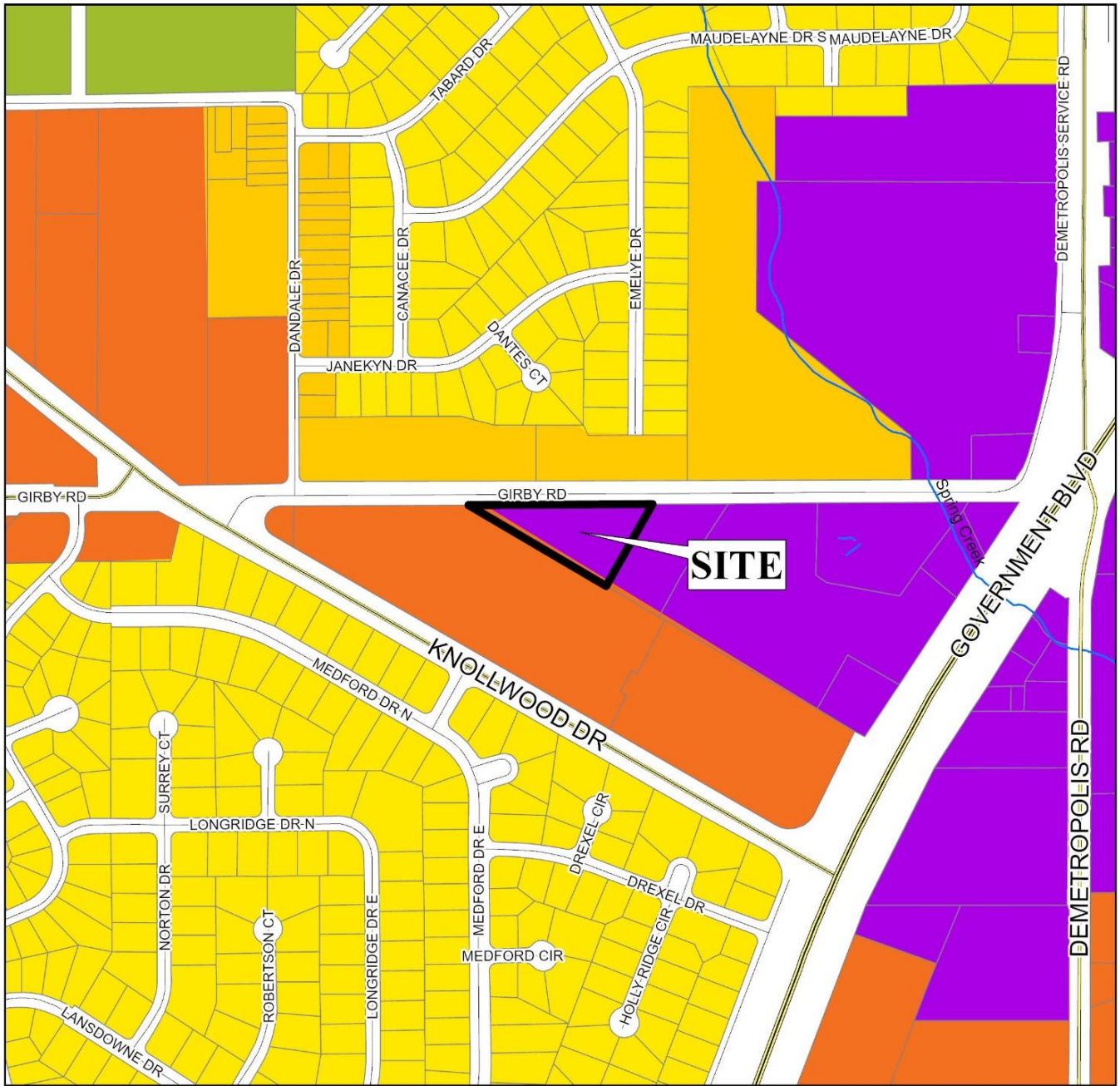
APPLICATION NUMBER 6633 DATE July 7, 2025

APPLICANT BTG, LLC (Robert Clay Buckley)

REQUEST Parking Ratio Variance



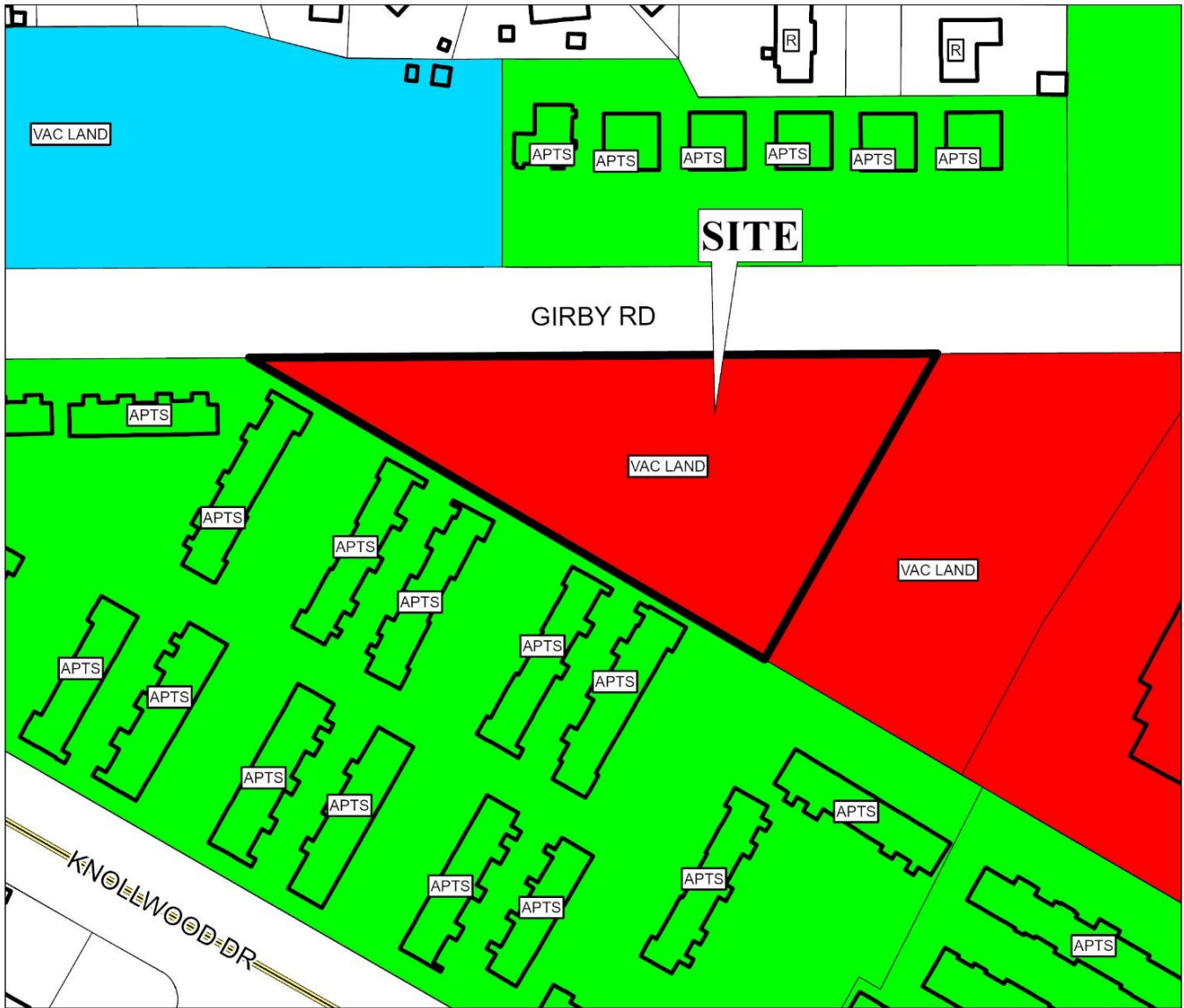
FLUM LOCATOR MAP



APPLICATION NUMBER 6633 DATE July 7, 2025
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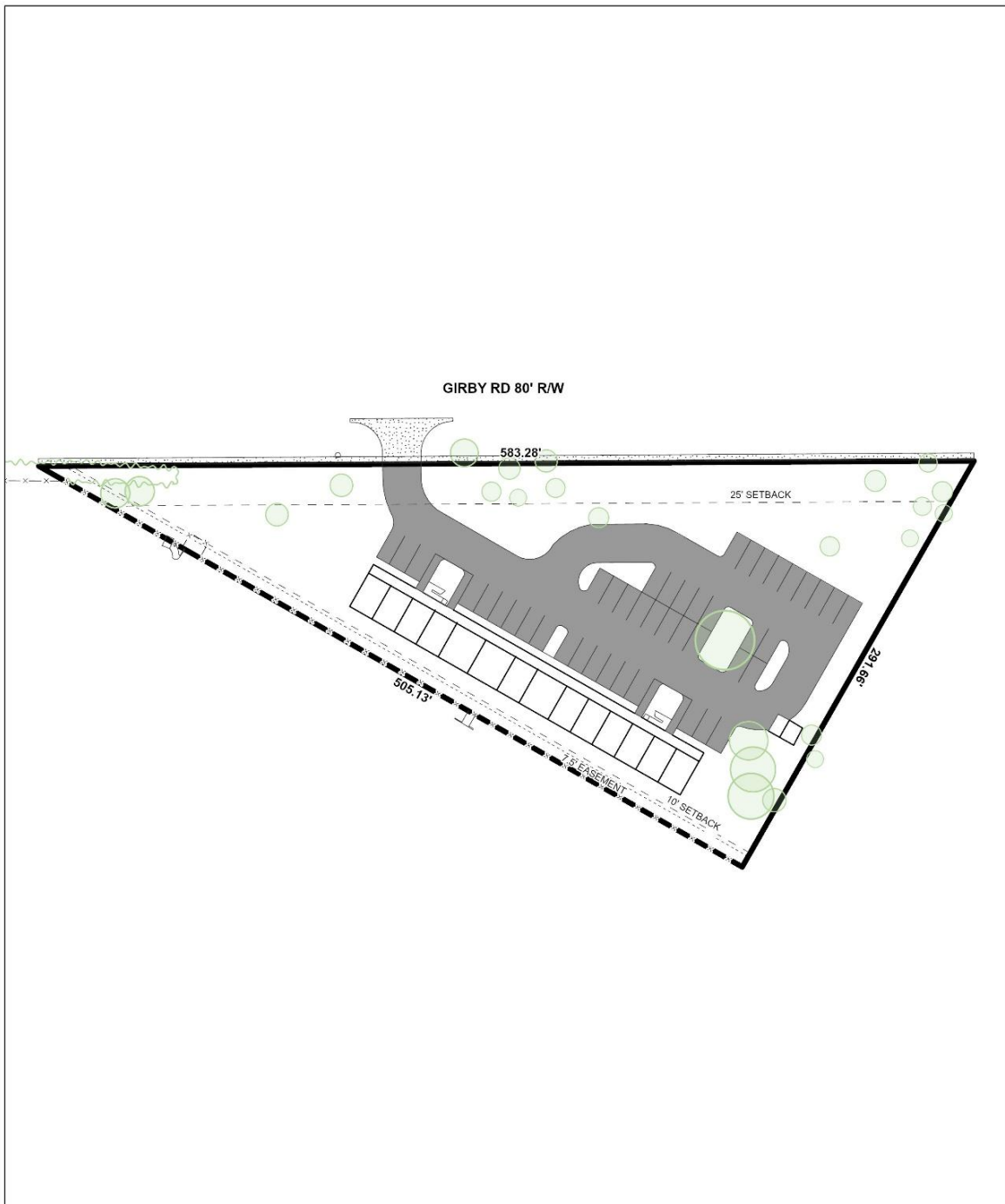
BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER <u>6633</u> DATE <u>July 7, 2025</u>		 NTS							
APPLICANT <u>BTG, LLC (Robert Clay Buckley)</u>									
REQUEST <u>Parking Ratio Variance</u>									
R-A R-1 R-2	R-3 R-B H-B	B-1 T-B LB-2	B-2 B-3 B-4	B-5 CW MM	ML MH I-1	I-2 PD MUN	OPEN SD SD-WH	T-3 T-4 T-5.1	T-5.2 T-6

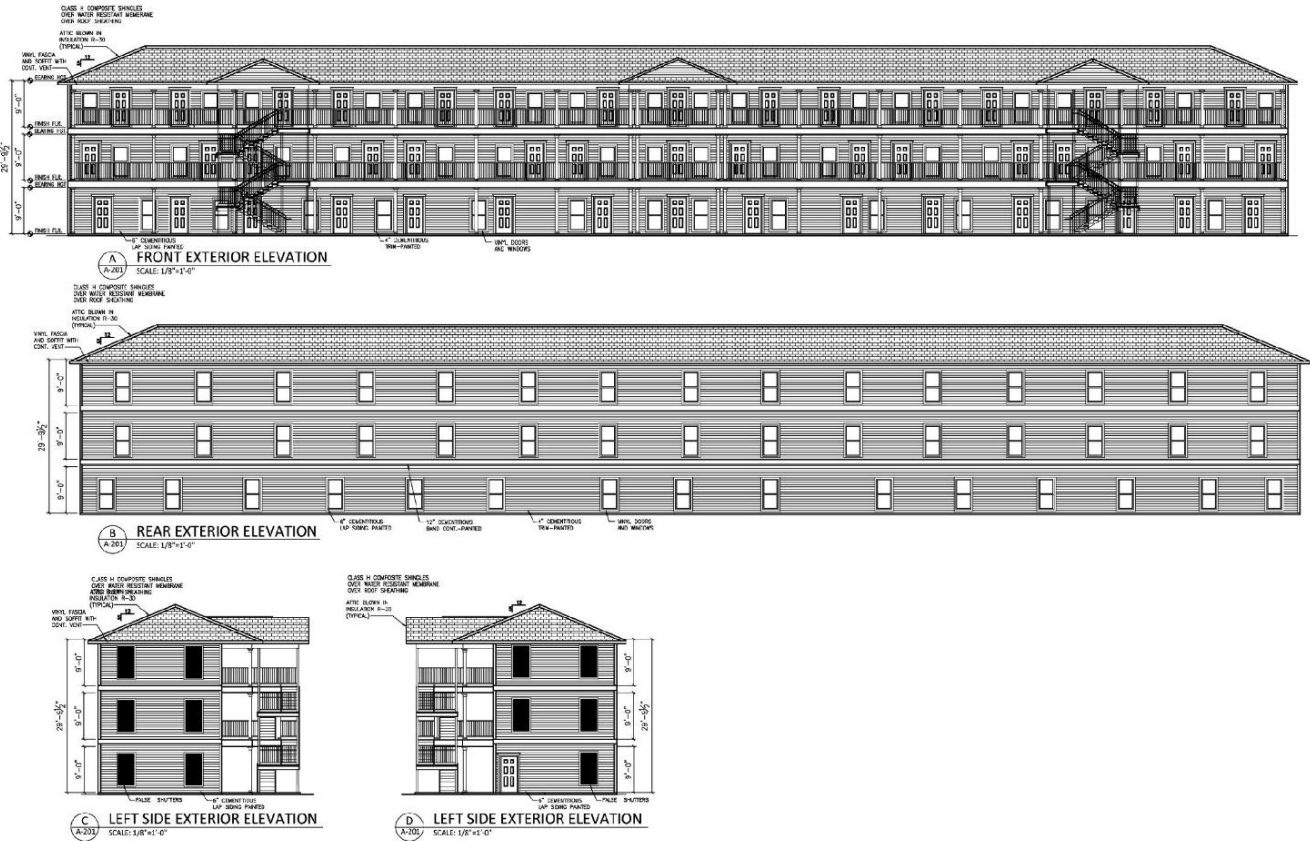
SITE PLAN



The site plan illustrates the proposed parking configuration, setback, and easements.

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DETAIL SITE PLAN



APPLICATION NUMBER 6633 DATE July 7, 2025

APPLICANT BTG, LLC (Robert Clay Buckley)

REQUEST_____Parking Ratio Variance



NTS

ZONING DISTRICT CORRESPONDENCE MATRIX																
			LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWRU)
RESIDENTIAL - AG	R-A															
ONE-FAMILY RESIDENCE	R-1	■					■		■					□		
TWO-FAMILY RESIDENCE	R-2	■					■		■					□	○	
MULTIPLE-FAMILY	R-3	○	■				■	■						□	○	
RESIDENTIAL-BUSINESS	R-B		○				■		■					□	○	
TRANSITIONAL-BUSINESS	T-B		○			■	■	■	■					□		
HISTORIC BUSINESS	H-B				■		■		■					□		
VILLAGE CENTER	TCD						■	■						□		
NEIGH. CENTER	TCD						■	■						□		
NEIGH. GENERAL	TCD						■							□		
DOWNTOWN DEV. DDD	T-6				■									□		
DOWNTOWN DEV. DDD	T-5.1				■		■		□					□		
DOWNTOWN DEV. DDD	T-5.2				■		■							□		
DOWNTOWN DEV. DDD	T-4				■		■		□					□		
DOWNTOWN DEV. DDD	T-3				■		■							□		
DOWNTOWN DEV. DDD	SD-WH										○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1		□				□	■	■	■				□	○	
NEIGH. BUSINESS	B-2		○				□	■	■	■				□	○	
LIMITED BUSINESS	LB-2		○				□	■	■	■				□	○	
COMMUNITY BUSINESS	B-3					■				■			○	□	○	
GEN. BUSINESS	B-4				■					■			○	□	○	
OFFICE-DISTRIBUTION	B-5									■	■			□	□	
LIGHT INDUSTRY	I-1										■			□	□	□
HEAVY INDUSTRY	I-2											■		□		□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

Residential Land Use

LOW DENSITY RESIDENTIAL (LDR)

This designation applies to existing residential neighborhoods found mostly west of the Beltline or immediately adjacent to the east side of the Beltline.

The primary land use in the LDR districts is residential and the predominant housing type is the single-family housing unit, detached or semi-detached, typically placed within a street grid or a network of meandering suburban streets. The density in these districts ranges between 0 and 6 dwelling units per acre (du/ac).

These neighborhoods may also contain small-scale, low-rise multi-unit structures at appropriate locations, as well as complementary retail, parks and civic institutions such as schools, community centers, neighborhood playgrounds, and churches or other religious uses if those uses are designed and sited in a manner compatible with and connected to the surrounding context. The presence of individual ancillary uses should contribute to the fabric of a complete neighborhood, developed at a walkable, bikeable human scale.