

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: March 4, 2013****CASE NUMBER**

5759

APPLICANT NAME

Randall Lanier Wood

LOCATION4812 Pine Court
(North side of Pine Court, 120'± East of Ridgelawn Drive East)**VARIANCE REQUEST****SETBACK:** Side Yard Setback to allow the construction of a carport within 5.5 feet of the side property line in an R-1, Single Family Residential District.**ZONING ORDINANCE
REQUIREMENT****SETBACK:** Zoning Ordinance requires a minimum side yard setback of 8 feet (with the sum of both side yards totaling 20 feet) in an R-1, Single-Family Residential District.**ZONING**

R-1, Single Family Residential

AREA OF PROPERTY

0.31 ± Acres

**FIRE DEPARTMENT
COMMENTS**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

**CITY COUNCIL
DISTRICT**

District 7

ANALYSIS

The applicant is requesting an extension of approval for a Front Landscaping Area Variance to allow the construction of a carport within 5.5 feet of the side property line in an R-1, Single Family Residential District; the Zoning Ordinance requires a minimum side yard setback of 8 feet (with the sum of both side yards totaling 20 feet) lot in an R-1, Single-Family Residential District.

The proposed carport is located in an existing drainage easement, and a condition of approval was the completion of the drainage/utility easement vacation process. The applicant has begun the vacation process, and has received tentative approval subject to the submission of documentation from utility companies.

Because this is the applicant's first request for an extension, and the applicant is in the vacation process, it may be appropriate to grant the request for an extension.

RECOMMENDATION: Based on the preceding, this application is recommended for approval, subject to:

- 1) completion of the drainage / utility easement vacation process; and,
- 2) full compliance with municipal codes and ordinances, including the obtaining of permits required for the proposed work.

LOCATOR MAP



APPLICATION NUMBER 5759 DATE March 4, 2013
 APPLICANT Randall Lanier Wood
 REQUEST Side Yard Setback Variance



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING


















The site is surrounded by single-family residences.

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REQUEST Side Yard Setback Variance

LEGEND

															NTS
R-1	R-2	R-3	R-A	R-B	H-B	T-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2	



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING

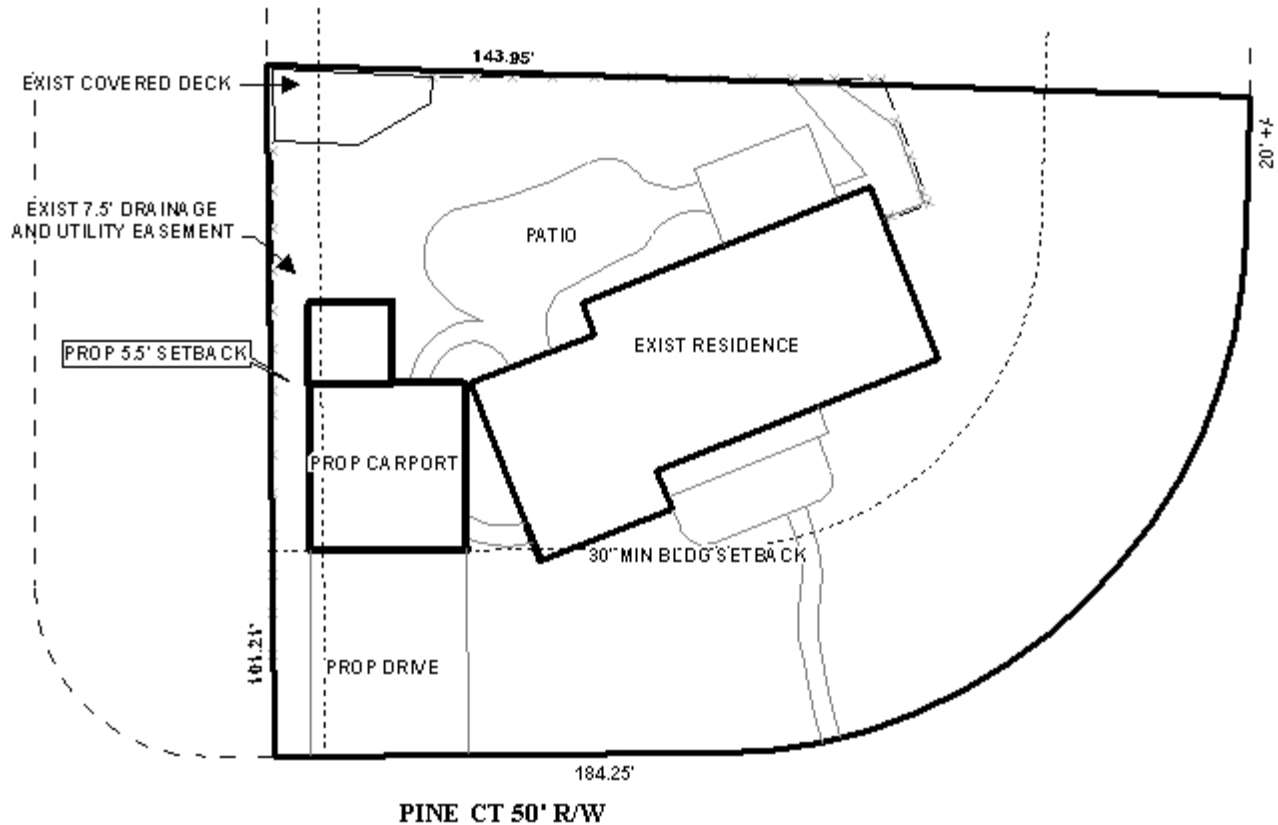


The site is surrounded by single-family residences.

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N
NTS

SITE PLAN



The site plan illustrates the existing residence, proposed carport addition, and proposed driveway.

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N

 NTS