

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: February 7, 2022****CASE NUMBER**

6398

APPLICANT NAME

Barton & Shumer Engineering, LLC

LOCATION2600 First Avenue
(Northwest corner of First Avenue and Jessie Street).**VARIANCE REQUEST****USE:** To allow a grocery/convenience store in an R-1, Single-Family Residential District.**SIDE STREET SIDE YARD SETBACK:** Reduced side street side yard setbacks in an R-1, Single-Family Residential District.**DUMPSTER SETBACK:** Reduced dumpster setbacks in an R-1, Single-Family Residential District.**RESIDENTIAL BUFFER:** No on-site residential buffer in an R-1, Single-Family Residential District.**OFF-STREET LOADING:** No off-street loading area in an R-1, Single-Family Residential District.**PARKING LOT SCREENING:** No parking lot screening in an R-1, Single-Family Residential District.**TREE PLANTING:** To allow no tree plantings in an R-1, Single-Family Residential District.**ZONING ORDINANCE
REQUIREMENT****USE:** The Zoning Ordinance does not allow a grocery/convenience store in an R-1, Single-Family Residential District.**SIDE STREET SIDE YARD SETBACK:** The Zoning Ordinance requires compliance with side street side yard setbacks in an R-1, Single-Family Residential District.**DUMPSTER SETBACK:** The Zoning Ordinance requires compliance with dumpster setbacks in an R-1, Single-Family Residential District.

RESIDENTIAL BUFFER: The Zoning Ordinance requires compliance with residential buffers in an R-1, Single-Family Residential District.

OFF-STREET LOADING: The Zoning Ordinance requires an off-street loading area in an R-1, Single-Family Residential District.

PARKING LOT SCREENING: The Zoning Ordinance requires compliance with parking lot screening in an R-1, Single-Family Residential District.

TREE PLANTING: The Zoning Ordinance requires compliance with tree plantings in an R-1, Single-Family Residential District.

ZONING

R-1, Single-Family Residential District

AREA OF PROPERTY

0.19± Acres

**CITY COUNCIL
DISTRICT**

District 1

**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 within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code). Fire apparatus access is required to be within 150' of all commercial and residential buildings. A fire hydrant is required to be within 400' of non-sprinkled buildings and 600' of sprinkled buildings.

ANALYSIS

The applicant is requesting an extension of previously approved Use, Side Street Side Yard Setback, Dumpster Setback, Residential Buffer, Off-Street Loading, Parking Lot Screening and Tree Planting Variances to allow a grocery/convenience store with reduced side street side yard and dumpster setbacks, no on-site residential buffer, no off-street loading area, no parking lot screening, and no tree plantings in an R-1, Single-Family Residential District

The site was granted approval, subject to the following conditions, by the Board at its July 12, 2021 meeting:

- 1) *The dumpster is to be serviced during regular business hours; and*
- 2) *Full compliance with all municipal codes and ordinances.*

The applicant provided the following statement regarding the extension request:

VALUE ENGINEERING STRUCTURE DUE TO ELEVATED MATERIAL AND LABOR COSTS CAUSED A DELAY IN THE DEVELOPMENT TIME LINE.

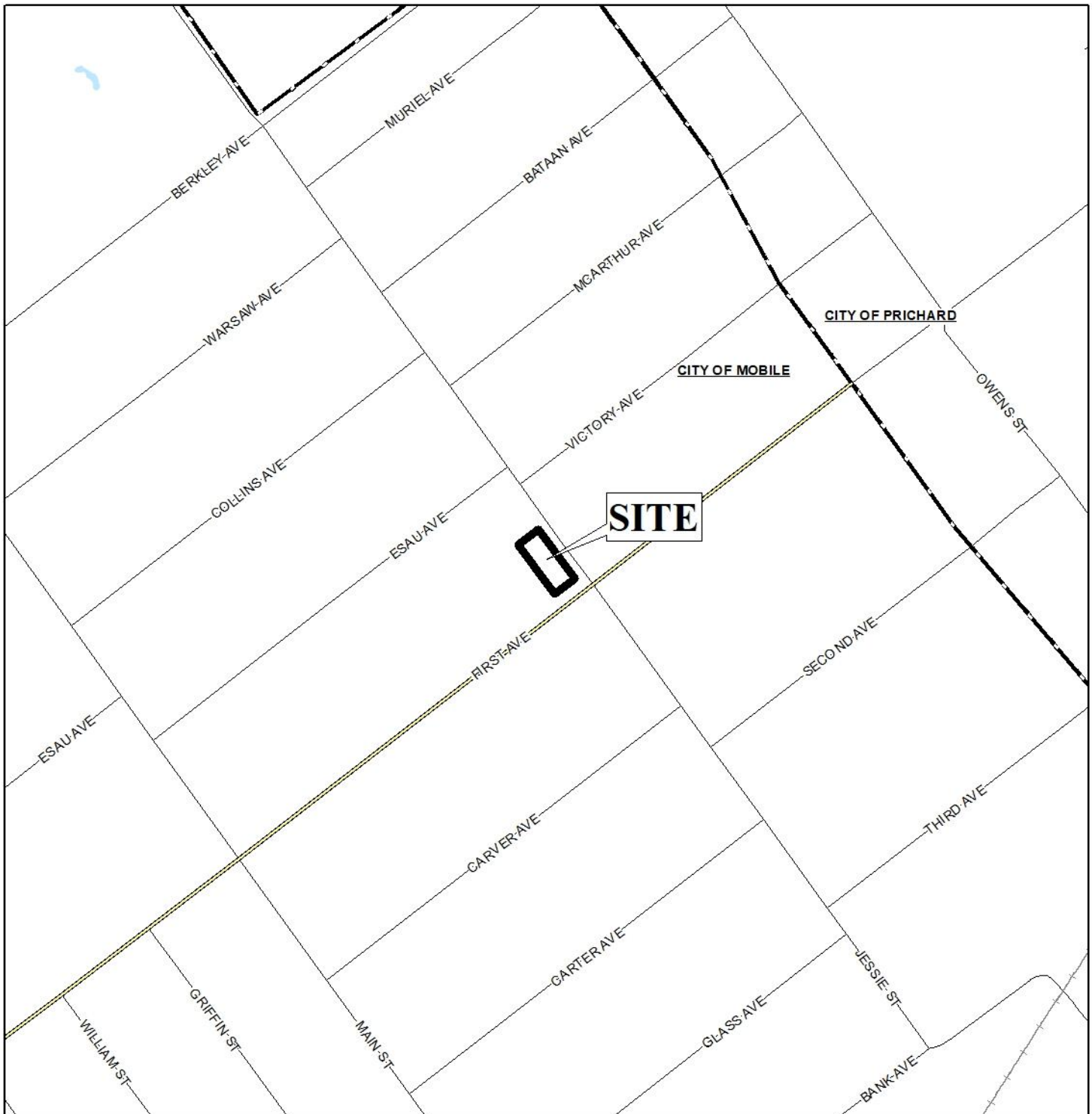
This is the first extension request since the initial approval by the Board at its July 12, 2021 meeting. There have been no changes in the area, nor have there been any changes to the regulations that would impact previous approvals.

Due to the current economic situation as a result of the COVID-19 pandemic, it would seem reasonable to grant a 6-month extension.

RECOMMENDATION:

Based on the preceding, the request for a 6-month extension of approval is recommended for approval.

LOCATOR MAP



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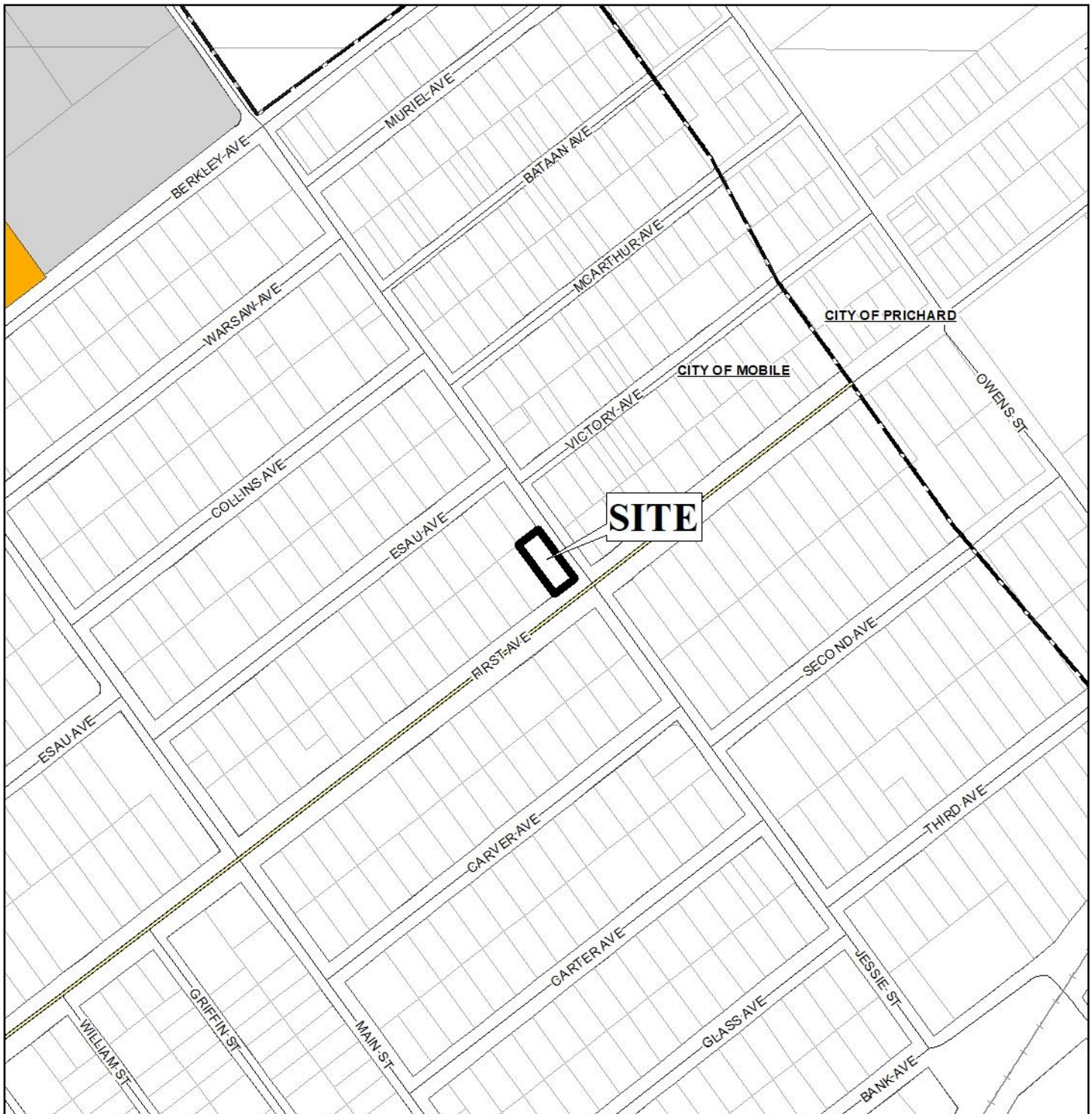
APPLICANT Barton & Shumer Engineering, LLC

REQUEST Use, Front Yard Setback, Dumpster Setback, Residential Buffer,
Off-Street Loading, Parking Lot Screening and Tree Planting Variances



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LOCATOR ZONING MAP



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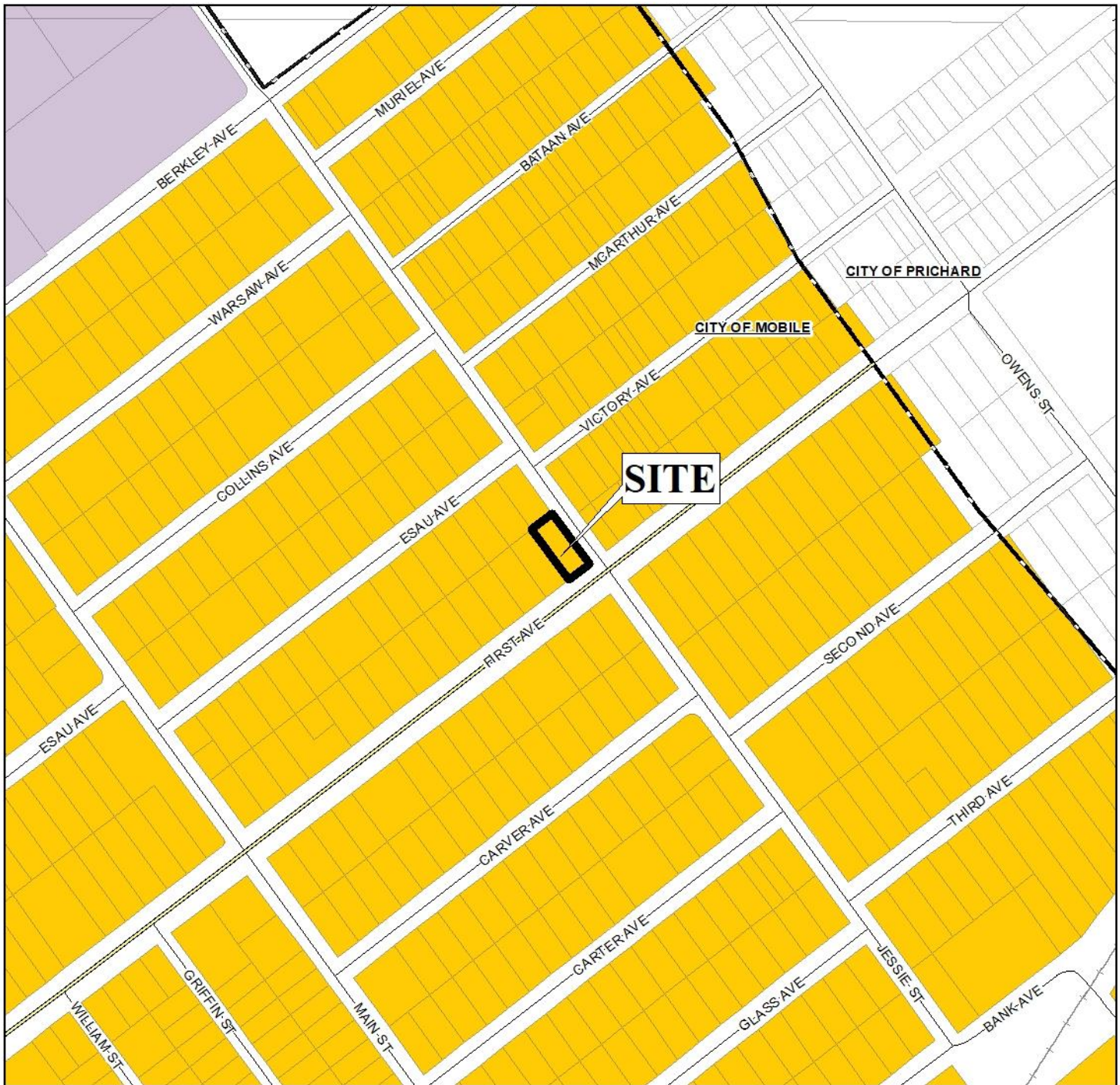
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FLUM LOCATOR MAP



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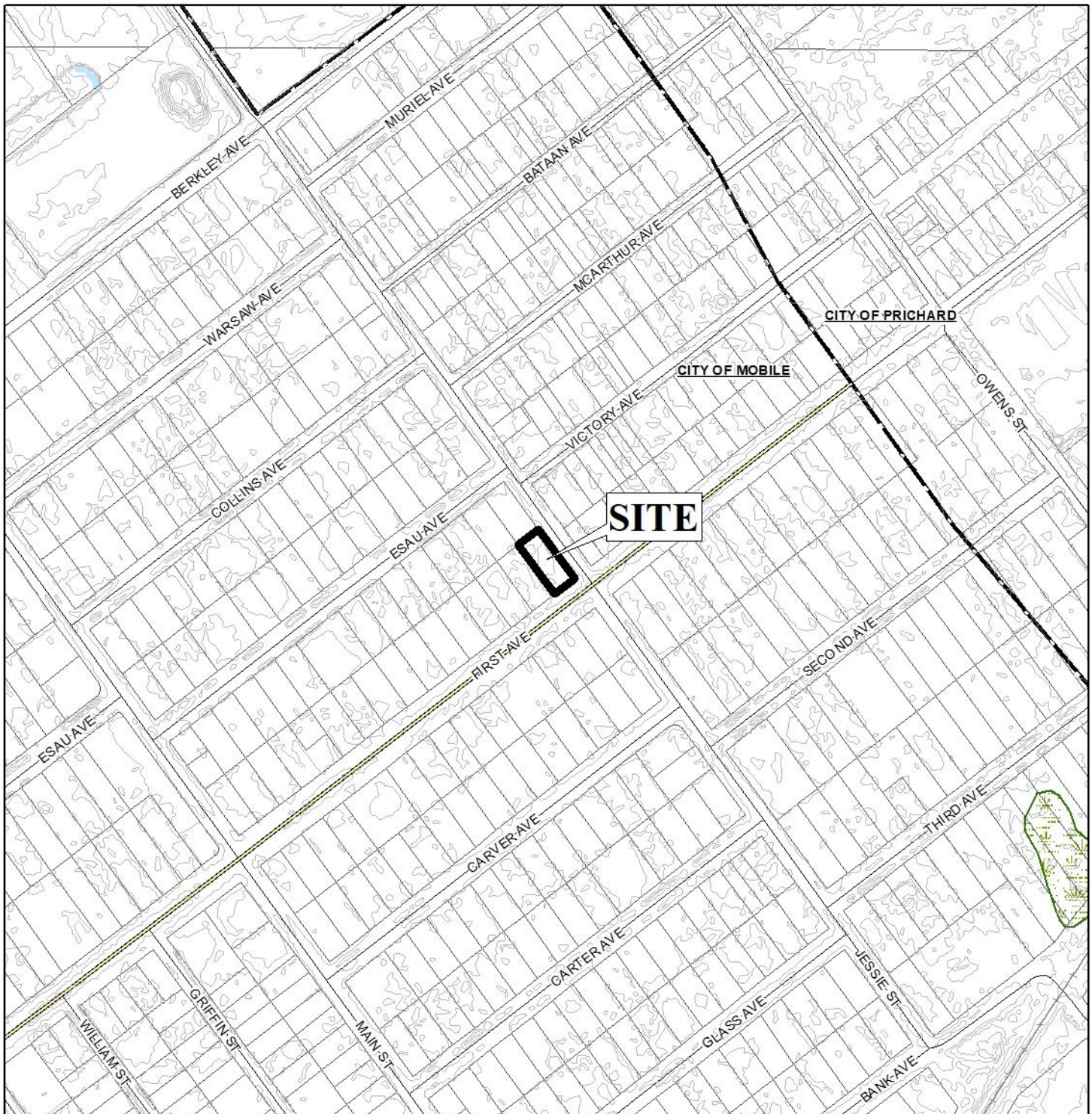
APPLICANT Barton & Shumer Engineering, LLC

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



ENVIRONMENTAL LOCATOR MAP



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VICINITY MAP - EXISTING ZONING



The site is surrounded by single family residential units.

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 R-A	 R-3	 T-B	 B-2	 B-5	 MUN	 SD-WH	 T5.1
 R-1	 R-B	 B-1	 B-3	 I-1	 OPEN	 T3	 T5.2
 R-2	 H-B	 LB-2	 B-4	 I-2	 SD	 T4	 T6



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VICINITY MAP - EXISTING AERIAL



The site is surrounded by single family residential units.

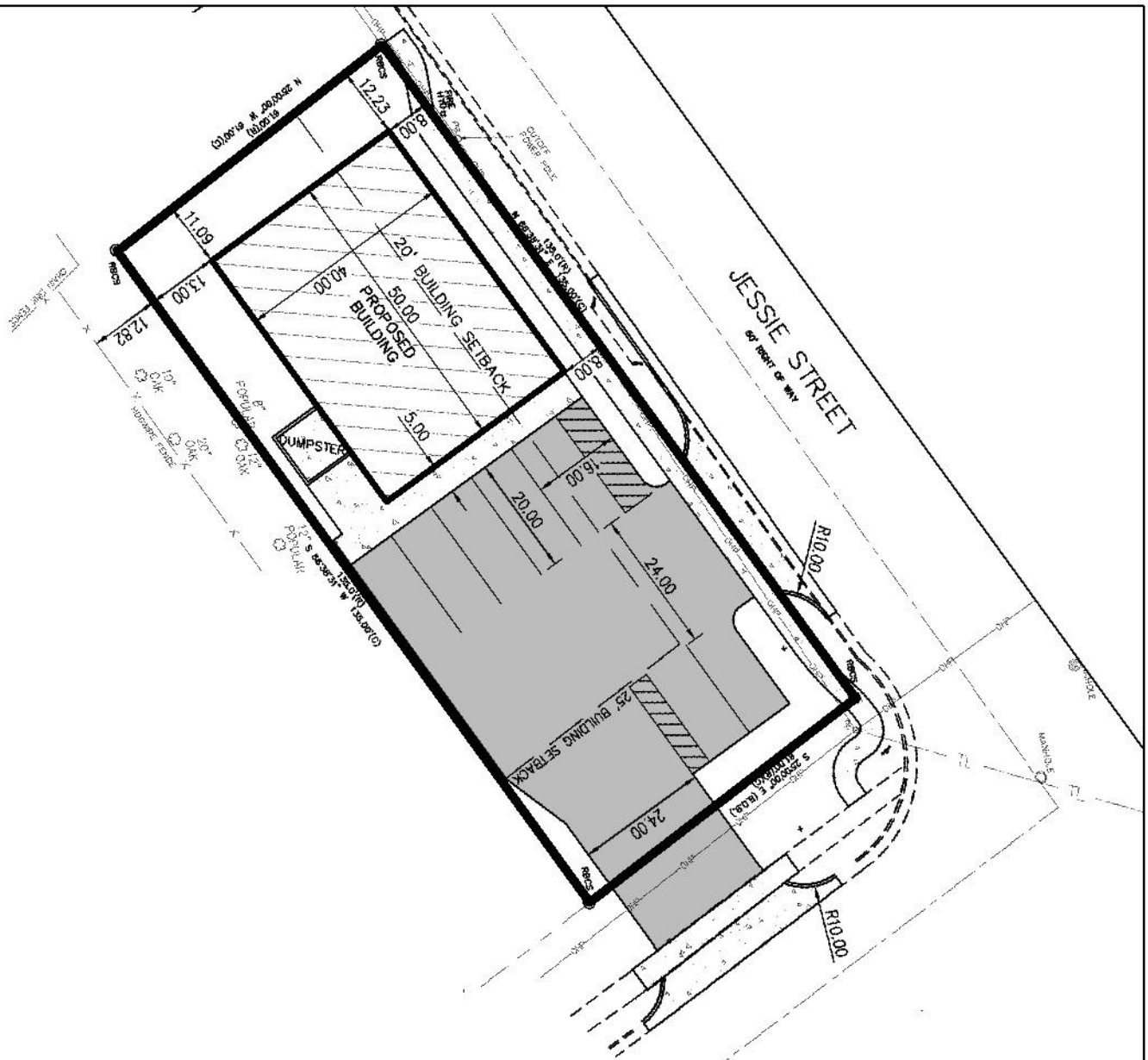
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SITE PLAN



The site plan illustrates the proposed building, parking, setbacks, and drive.

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