



## Agenda Item # 2 - 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.

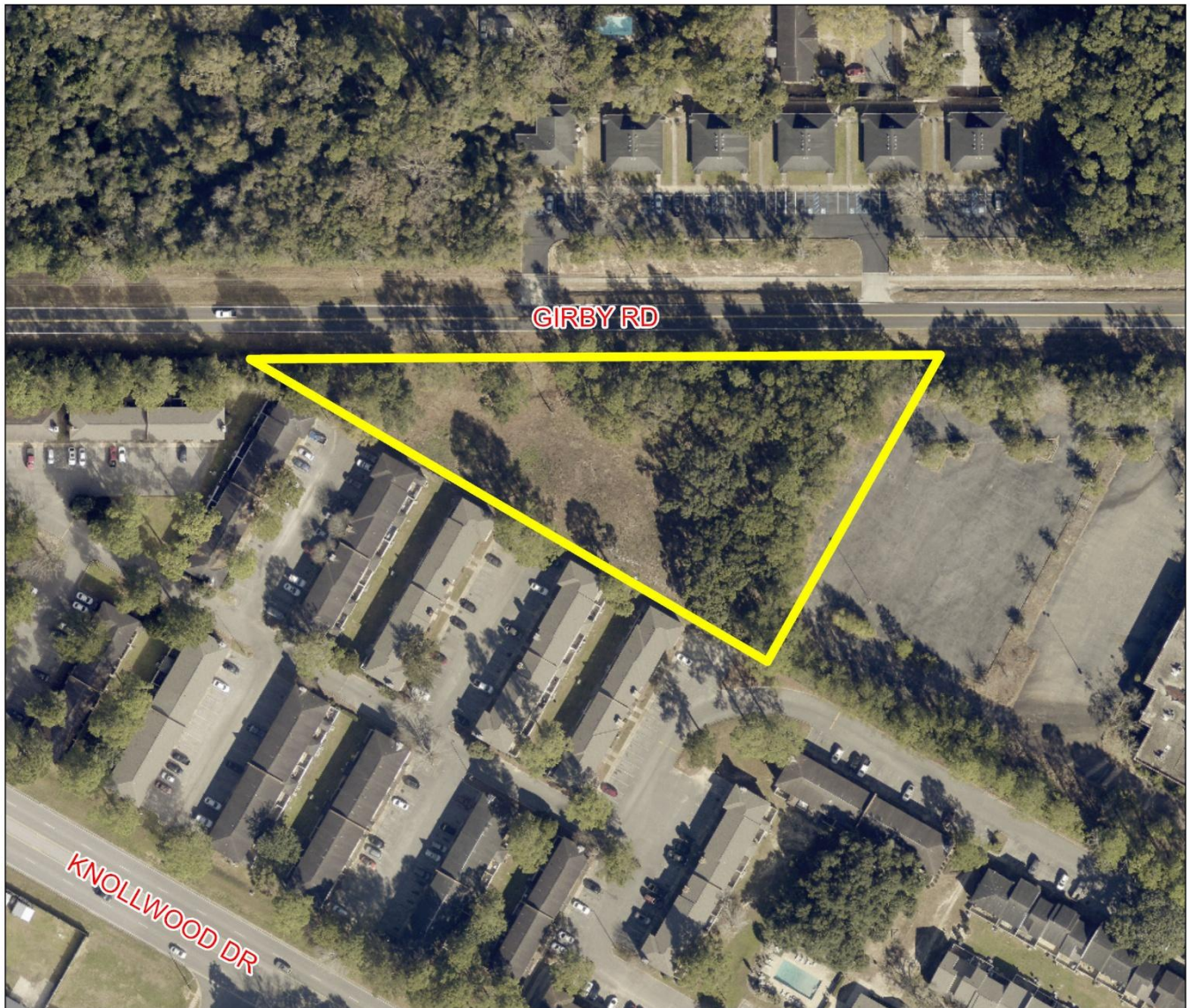
**Board Consideration:**

- 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 .....	4
Variance Considerations .....	4
Exhibits .....	6

# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER	6633	DATE	January 5, 2026
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. A six (6)-month extension to this approval was granted in August 2025.

There have been no additional Board of Zoning Adjustment cases associated with the 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:

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 second extension request following the initial approval.

As justification for the request, the applicant states that construction permits have been submitted and reviewed by City Staff. The applicant is currently addressing issues and resubmitting plans for review. Permits will not be issued before the December deadline.

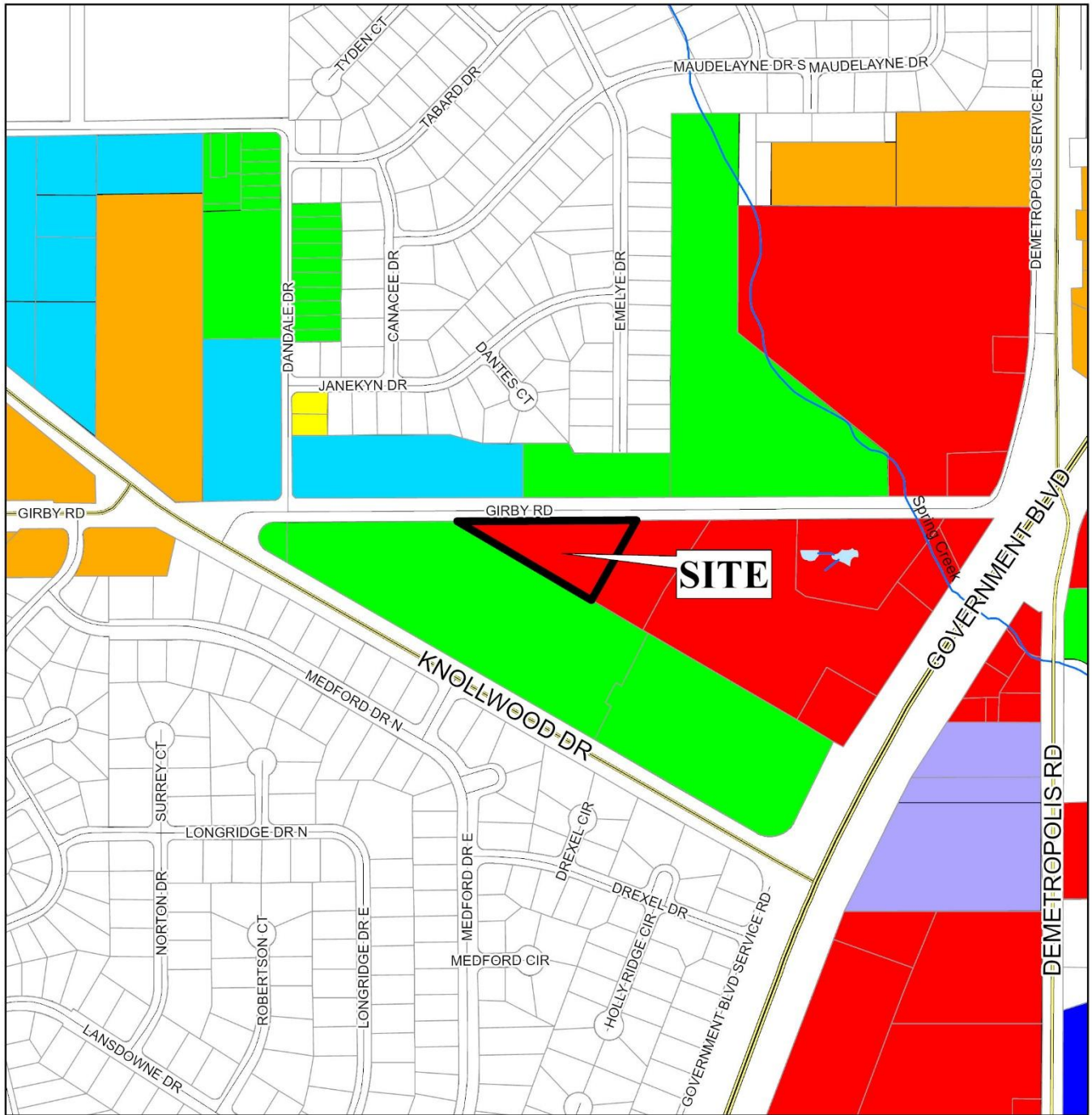
## **VARIANCE EXTENSION CONSIDERATIONS**

---

### **Standards of Review:**

The Board is typically amenable to granting extensions, especially 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



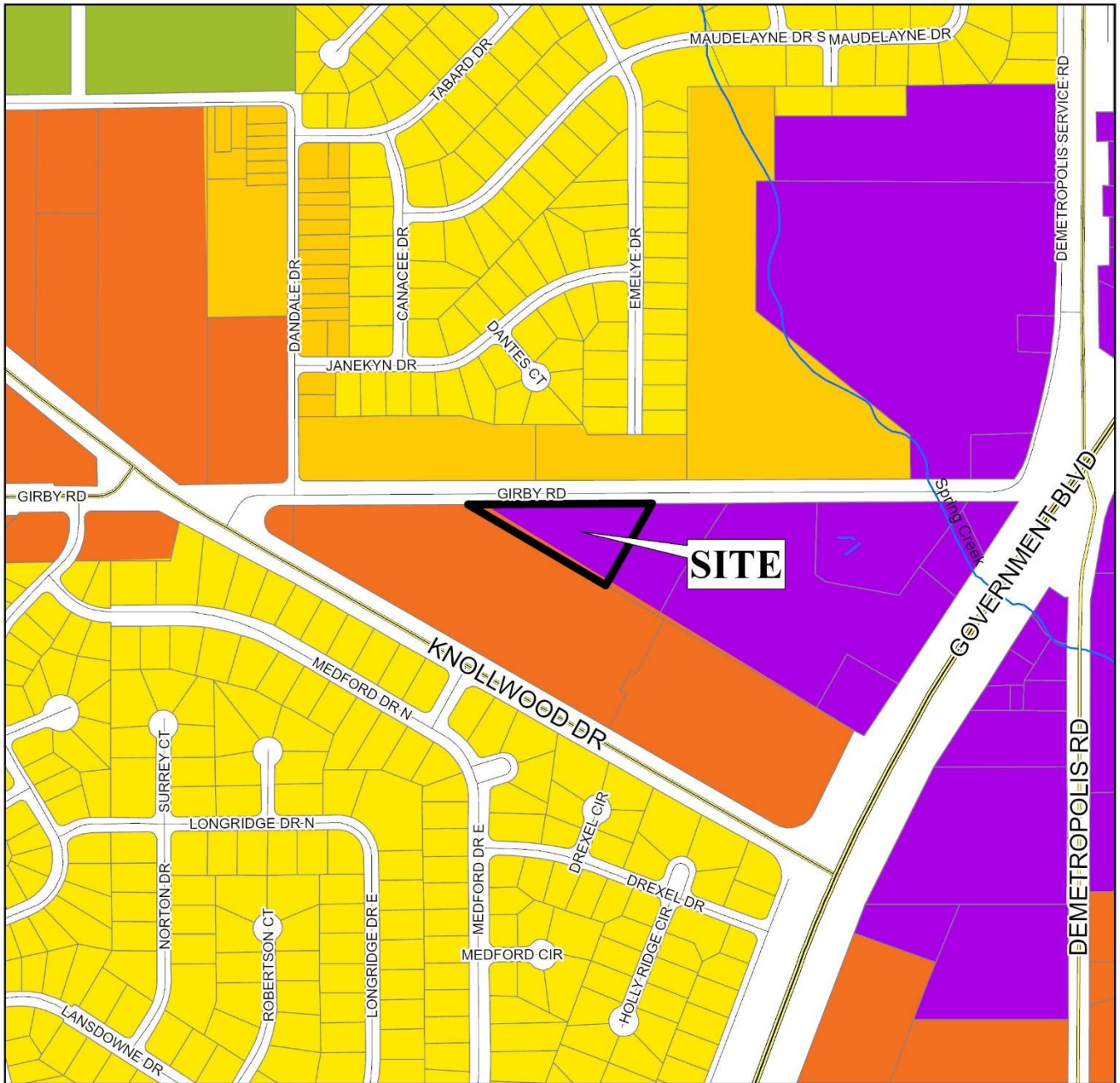
APPLICATION NUMBER 6633 DATE January 5, 2026

APPLICANT BTG, LLC (Robert Clay Buckley)

REQUEST Parking Ratio Variance



# FLUM LOCATOR MAP



APPLICATION NUMBER 6633 DATE January 5, 2026

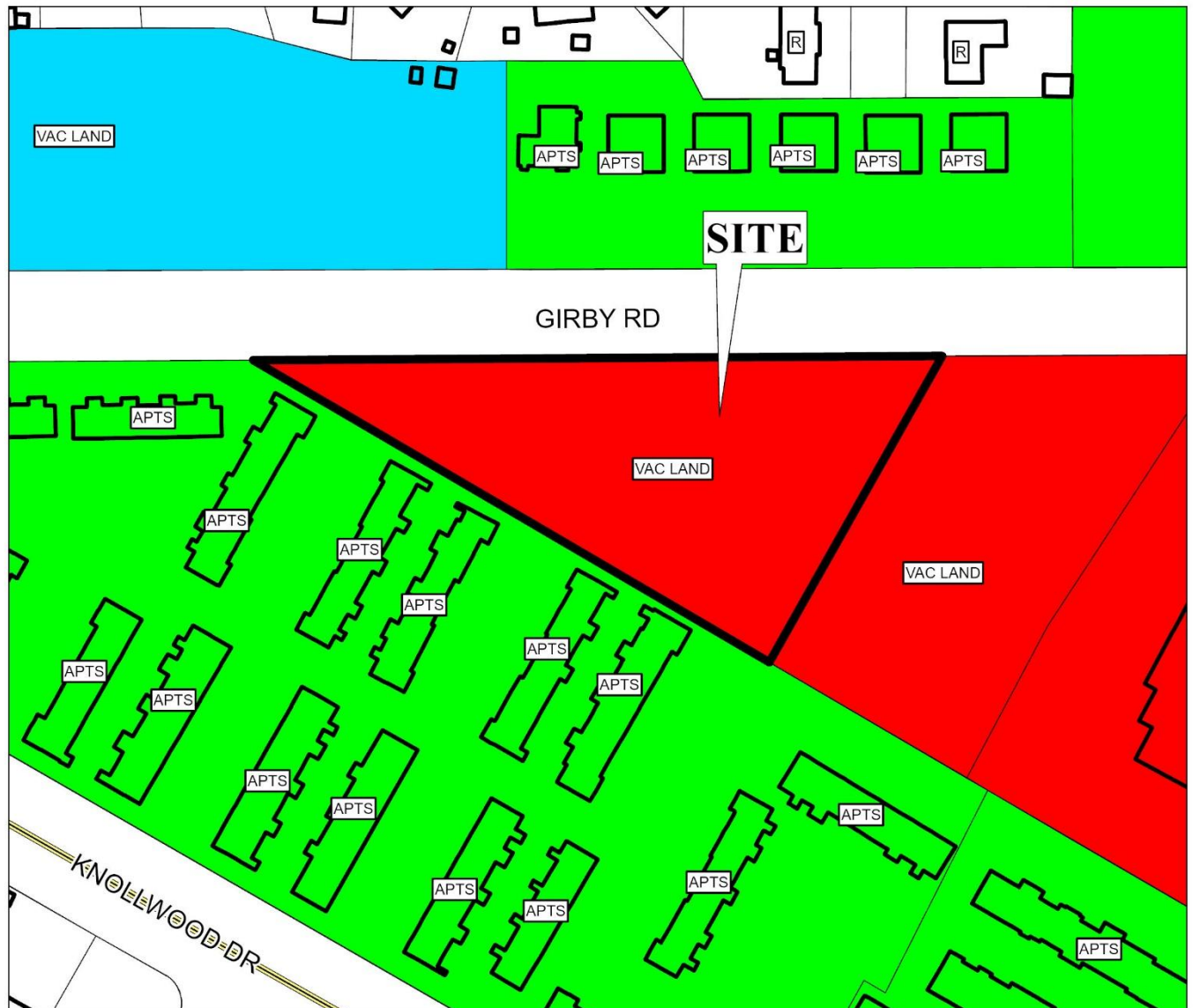
APPLICANT BTG, LLC (Robert Clay Buckley)

REQUEST Parking Ratio Variance

- |                                                                                                                                                 |                                                                                                                                                          |                                                                                                                                             |                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display:inline-block; width:15px; height:10px; background-color:yellow; border:1px solid black;"></span> Low Density Residential   | <span style="display:inline-block; width:15px; height:10px; background-color:darkred; border:1px solid black;"></span> Neighborhood Center - Traditional | <span style="display:inline-block; width:15px; height:10px; background-color:lightgrey; border:1px solid black;"></span> Light Industry     | <span style="display:inline-block; width:15px; height:10px; background-color:darkblue; border:1px solid black;"></span> Water Dependent |
| <span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span> Mixed Density Residential | <span style="display:inline-block; width:15px; height:10px; background-color:purple; border:1px solid black;"></span> Neighborhood Center - Suburban     | <span style="display:inline-block; width:15px; height:10px; background-color:darkgrey; border:1px solid black;"></span> Heavy Industry      |                                                                                                                                         |
| <span style="display:inline-block; width:15px; height:10px; background-color:magenta; border:1px solid black;"></span> Downtown                 | <span style="display:inline-block; width:15px; height:10px; background-color:pink; border:1px solid black;"></span> Traditional Corridor                 | <span style="display:inline-block; width:15px; height:10px; background-color:lightblue; border:1px solid black;"></span> Institutional      |                                                                                                                                         |
| <span style="display:inline-block; width:15px; height:10px; background-color:red; border:1px solid black;"></span> District Center              | <span style="display:inline-block; width:15px; height:10px; background-color:orange; border:1px solid black;"></span> Mixed Commercial Corridor          | <span style="display:inline-block; width:15px; height:10px; background-color:lightgreen; border:1px solid black;"></span> Parks, Open Space |                                                                                                                                         |



# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 6633 DATE January 5, 2026

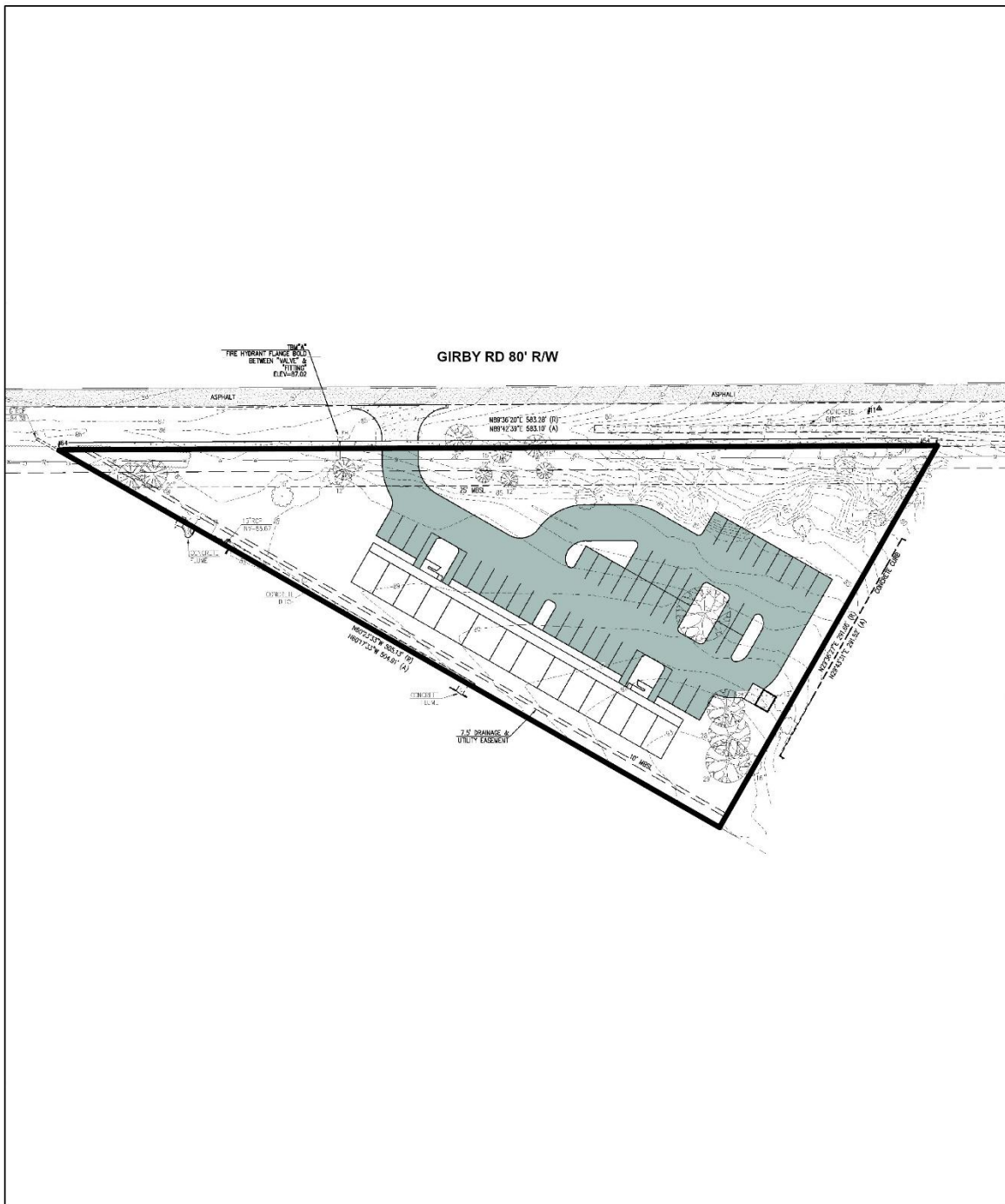
APPLICANT BTG, LLC (Robert Clay Buckley)

REQUEST Parking Ratio Variance


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 parking configuration, setback, and easements.

APPLICATION NUMBER	6633	DATE	January 5, 2026	
APPLICANT	BTG, LLC (Robert Clay Buckley)			
REQUEST	Parking Ratio Variance			

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is “automatically” assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

### Zoning correspondence matrix

[illegible]

### LOW DENSITY RESIDENTIAL (LDR)

This designation applies to residential neighborhoods found mostly west of I-65 or immediately adjacent to the east side of I-65. These areas are primarily single family residential, but may contain small-scale complimentary uses and other residential types at appropriate locations. An LDR area may include a wide range of lot sizes, housing size and styles, including some small-scale multi-unit buildings, but housing styles are highly consistent within a subdivision and tend to have limited connectivity between residential types and non-residential uses. Neighborhoods tend to have longer blocks and may be designed in a network of meandering streets. Residential density ranges between 0 and 6 dwelling units per acre (du/ac).

#### Development Intent

- › Complementary 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.
- › When establishing new residential areas or expanding existing developments, provide pedestrian and vehicular connectivity between adjacent developments.

#### Land use mix

##### Primary Uses

- › Residential, Single family
- › Residential, Attached

##### Secondary Uses

- › Residential, Multifamily
- › Civic
- › Parks

#### Housing mix

- › Predominantly single family subdivisions with lots smaller than one acre
- › Attached residential such as duplexes, multiplexes, and townhomes that have the scale of a single family home

#### Character Example

