

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: July 2, 2012****CASE NUMBER**

5699/5325

APPLICANT NAME

The Wooden Boat Ministry

LOCATION360 Rapier Avenue
(Northwest corner of Rapier Avenue and Texas Street)**VARIANCE REQUEST****USE:** Use Variance to allow an existing 3,255 square-foot building to be used as a non-profit boat building operation in an R-1, Single-Family Residential District.**PARKING RATIO:** Parking Ratio Variance to allow no on-site parking.**LANDSCAPING AND TREE PLANTING:**

Landscaping and Tree Planting Variance to allow no landscaping and tree plantings.

**ZONING ORDINANCE
REQUIREMENT****USE:** The Zoning Ordinance requires a minimum I-1, Light Industry District for a boat building operation.**PARKING RATIO:** The Zoning Ordinance requires eleven on-site parking spaces.**LANDSCAPING AND TREE PLANTING:** The Zoning Ordinance requires at 12% of the site be landscaped with 60% landscaping within the front of the building line, and the planting of five overstory and two understory trees.**ZONING**

R-1, Single-Family Residential

AREA OF PROPERTY

4,447± square feet

**TRAFFIC ENGINEERING
COMMENTS**

There should be no long term on-street parking.

**CITY COUNCIL
DISTRICT**

District 2

ANALYSIS

The applicant is requesting an extension of a previously approved Use, Parking Ratio, Landscaping and Tree Planting Variance request to allow an existing 3,255 square-foot building to be used as a non-profit boat building operation with no on-site parking and no landscaping and tree plantings in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum I-1, Light Industry District for a boat building operation, eleven on-site parking spaces, that 12% of the site be landscaped with 60% landscaping within the front of the building line, and the planting of five overstory and two understory trees.

The site was granted approval, subject to the following conditions, by the Board of Zoning Adjustment at its October 3, 2011 meeting:

- 1) providing two parking spaces at the site for instructors/mentors;
- 2) obtaining a parking agreement with the City of Mobile for parking within Crawford-Murphy Park;
- 3) obtaining Planning Approval for the activity; and
- 4) compliance with all other municipal codes and ordinances.

The applicant states that the architect and engineers are still developing plans for submittal for the necessary building permits, thus no permits have as of yet been secured for improvements to the site.

This is the first extension request since the initial approval. The applicant has obtained Planning Approval for the proposed use from the Planning Commission.

As this site is in the Oakleigh Garden District, and as renovation plans are still under development, the granting of a 6-month extension would seem reasonable.

RECOMMENDATION:

Based on the preceding, the request for a 6-month extension of approval is recommended for approval, however, the applicant should be advised that future extensions are unlikely.

LOCATOR MAP



APPLICATION NUMBER 5699/5325 DATE July 2, 2012

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REQUEST Use, Parking Ratio, Landscaping and Tree Planting Variances



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



There are multi-family residential units north and east of the site.
Single family residential units are to the west and south.

APPLICATION NUMBER 5699/5325 DATE July 2, 2012

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LEGEND

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	NTS
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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



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APPLICATION NUMBER 5699/5325 DATE July 2, 2012

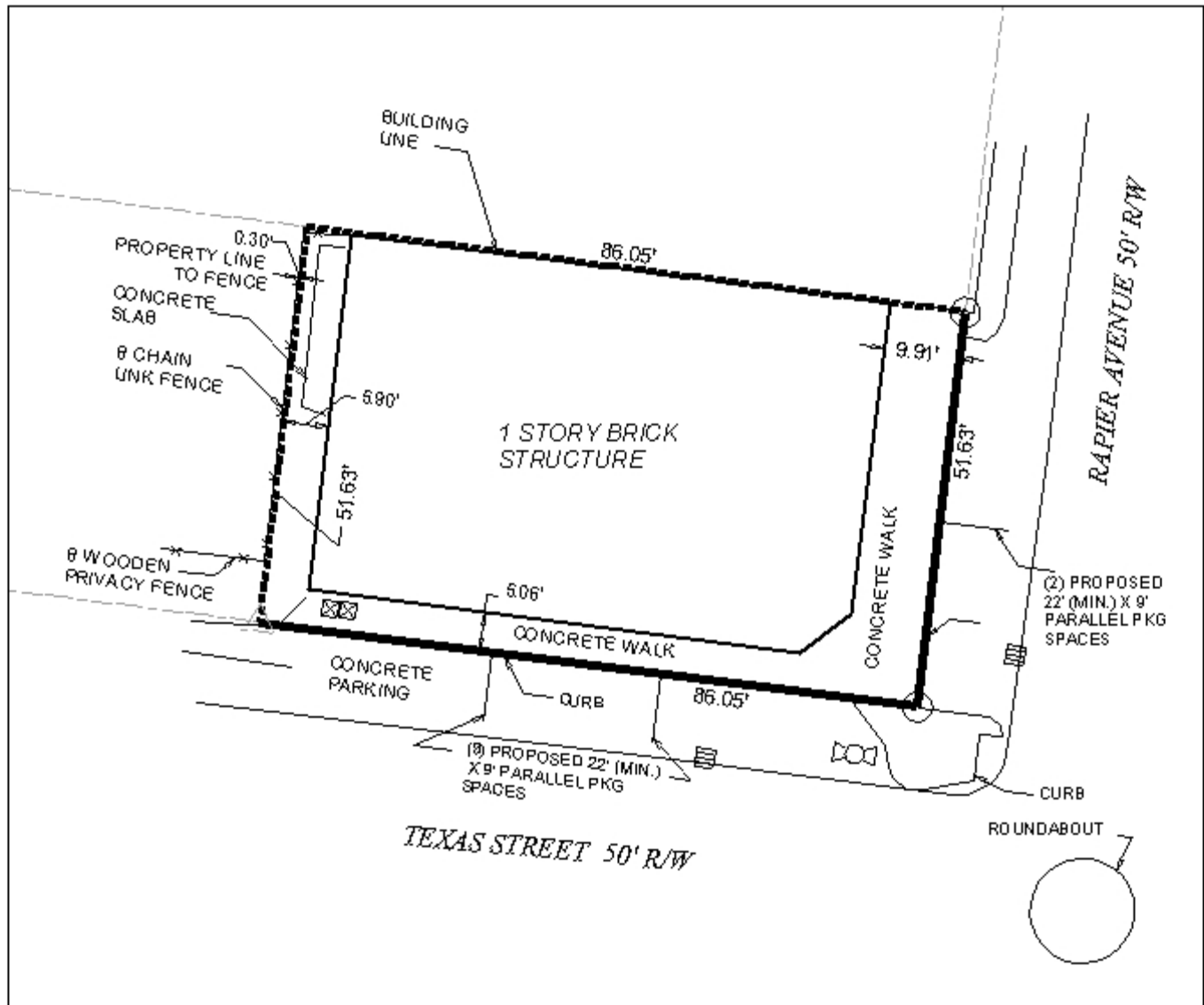
APPLICANT The Wooden Boat Ministry

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NTS

SITE PLAN

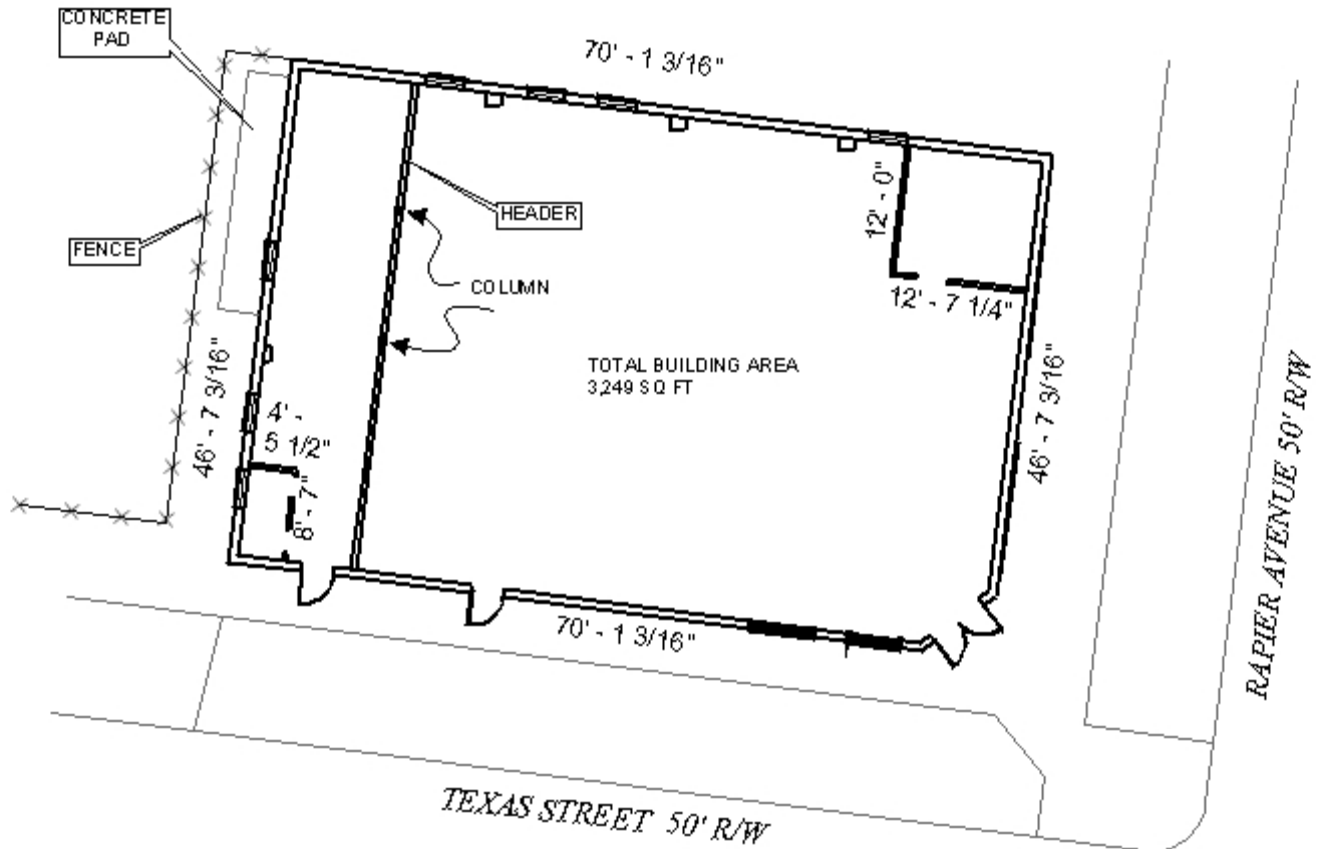


The site plan illustrates the existing building, parking, and fence.

APPLICATION NUMBER 5699/5325 DATE July 2, 2012
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FLOOR PLAN DETAIL



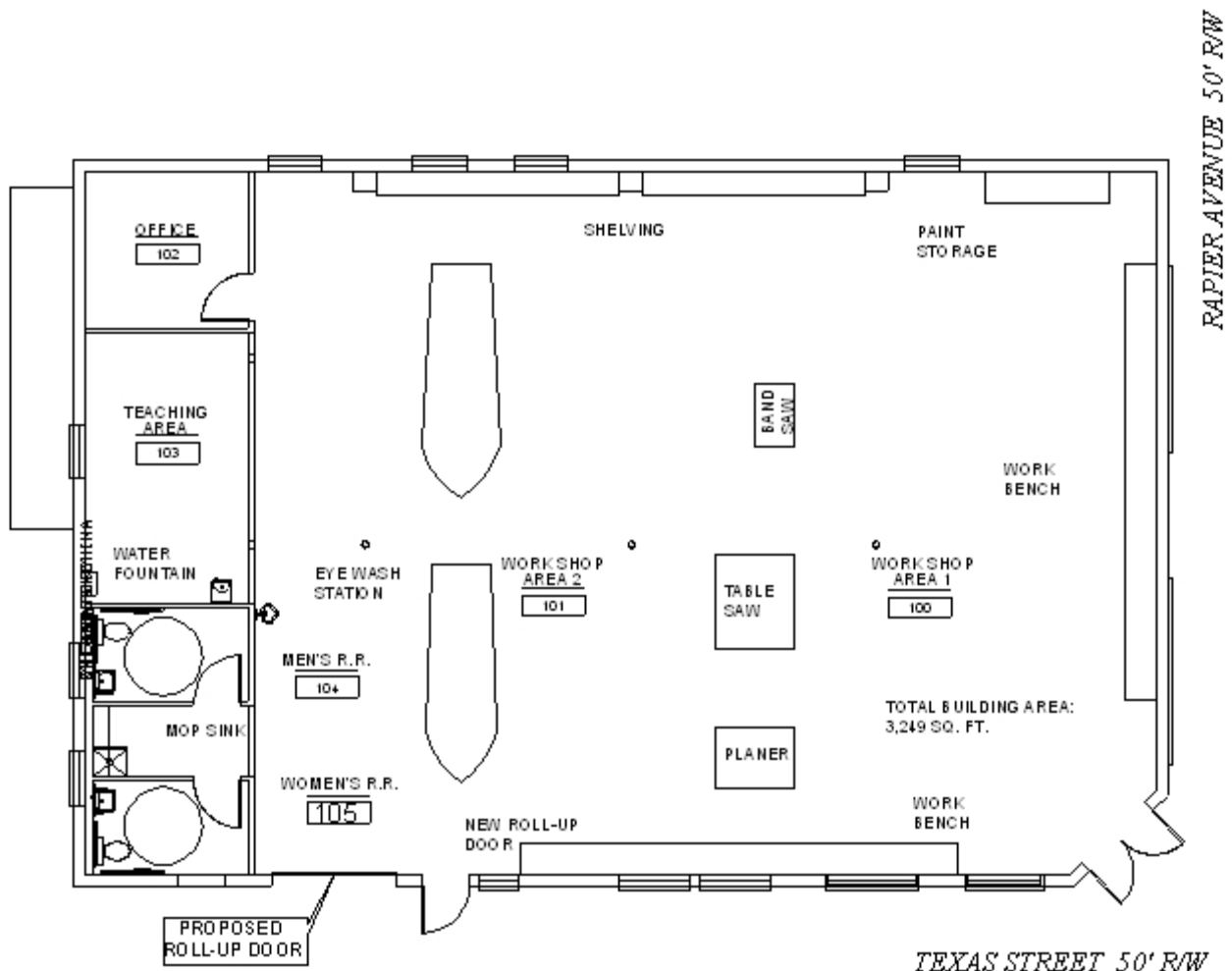
APPLICATION NUMBER 5699/5325 DATE July 2, 2012

APPLICANT The Wooden Boat Ministry

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PROPOSED FLOOR PLAN



PROPOSED FLOOR PLAN

APPLICATION NUMBER 5699/5325 DATE July 2, 2012

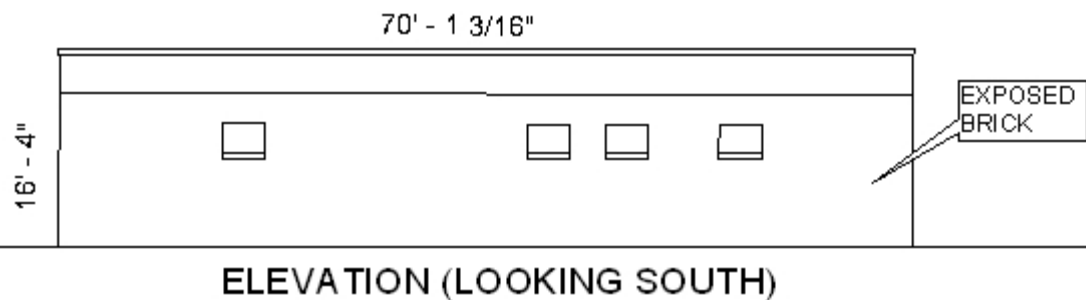
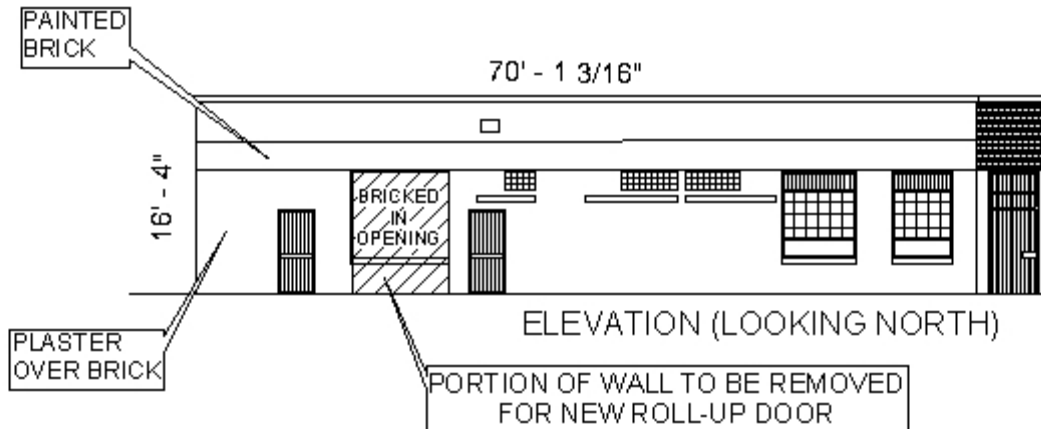
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NTS

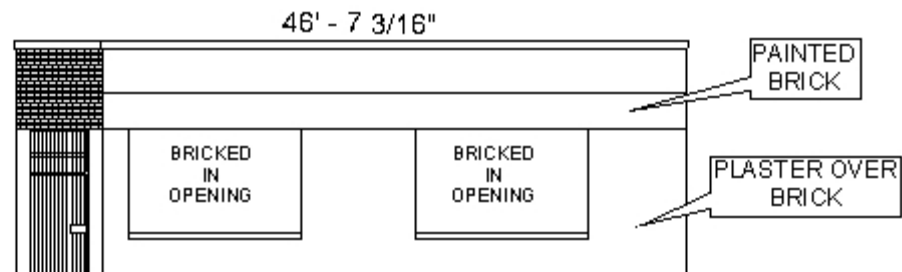
BUILDING ELEVATION DETAIL 1



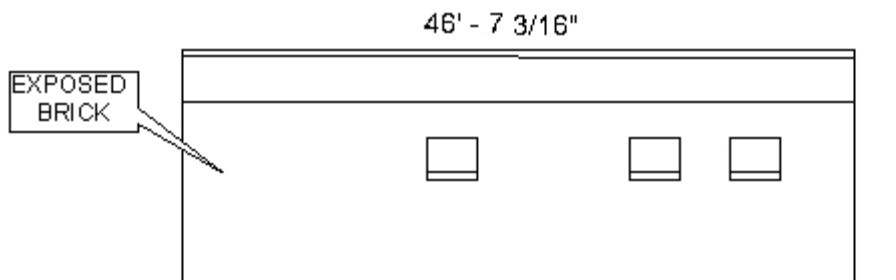
APPLICATION NUMBER 5699/5325 DATE July 2, 2012
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BUILDING ELEVATION DETAIL 2



EXISTING ELEVATION (LOOKING WEST)



EXISTING ELEVATION (LOOKING EAST)

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