

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: January 4, 2016**

CASE NUMBER

5977/5902/5617

APPLICANT NAME

Stephen Overcash

LOCATION166 South Royal Street
(Southwest corner of South Royal and Theatre Streets)**ANALYSIS**

This is a request for a six-month extension of a previously approved use and height variance to allow a 6 story hotel in a T5.1 Subdistrict within the Downtown Development District. The subject site is located on the Southwest corner of South Royal and Theatre Streets, and is located in Council District 2.

This is the first extension request since the variance was originally approved at the Board of Zoning Adjustment's July 6, 2015 meeting.

The applicant states that construction schedule for the I-10 access ramps are currently undefined and the developer is hesitant to start construction on the project. The applicant fears that the financial viability of the project will be jeopardized over the long term if the project is completed prior to the reconfiguration and/or construction of the access ramps.

RECOMMENDATION:

Based on the preceding, staff recommends approval; however the applicant should be aware that future extensions are unlikely.

LOCATOR MAP



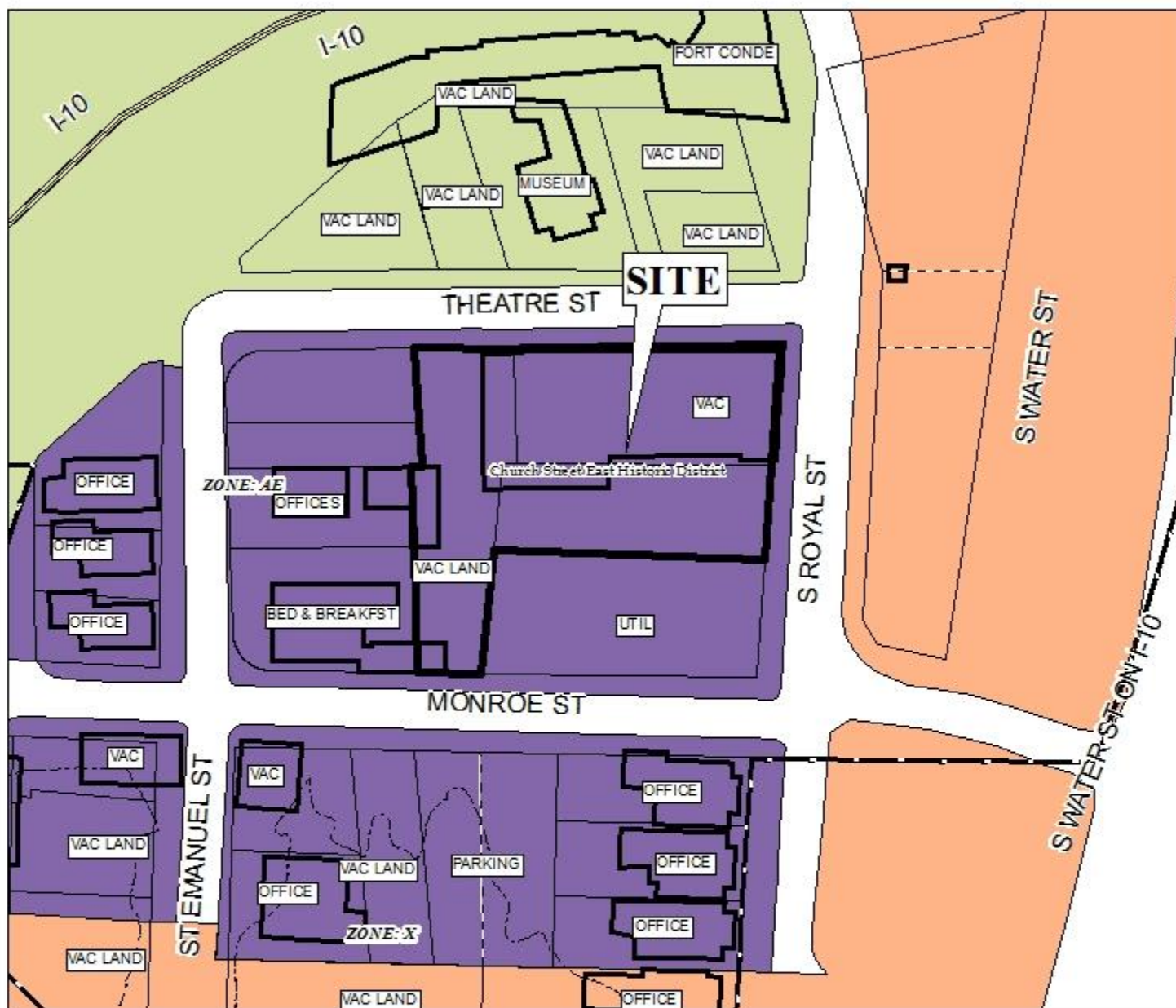
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APPLICANT Stephen Overcash

REQUEST Use and Height Variances



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial 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



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING

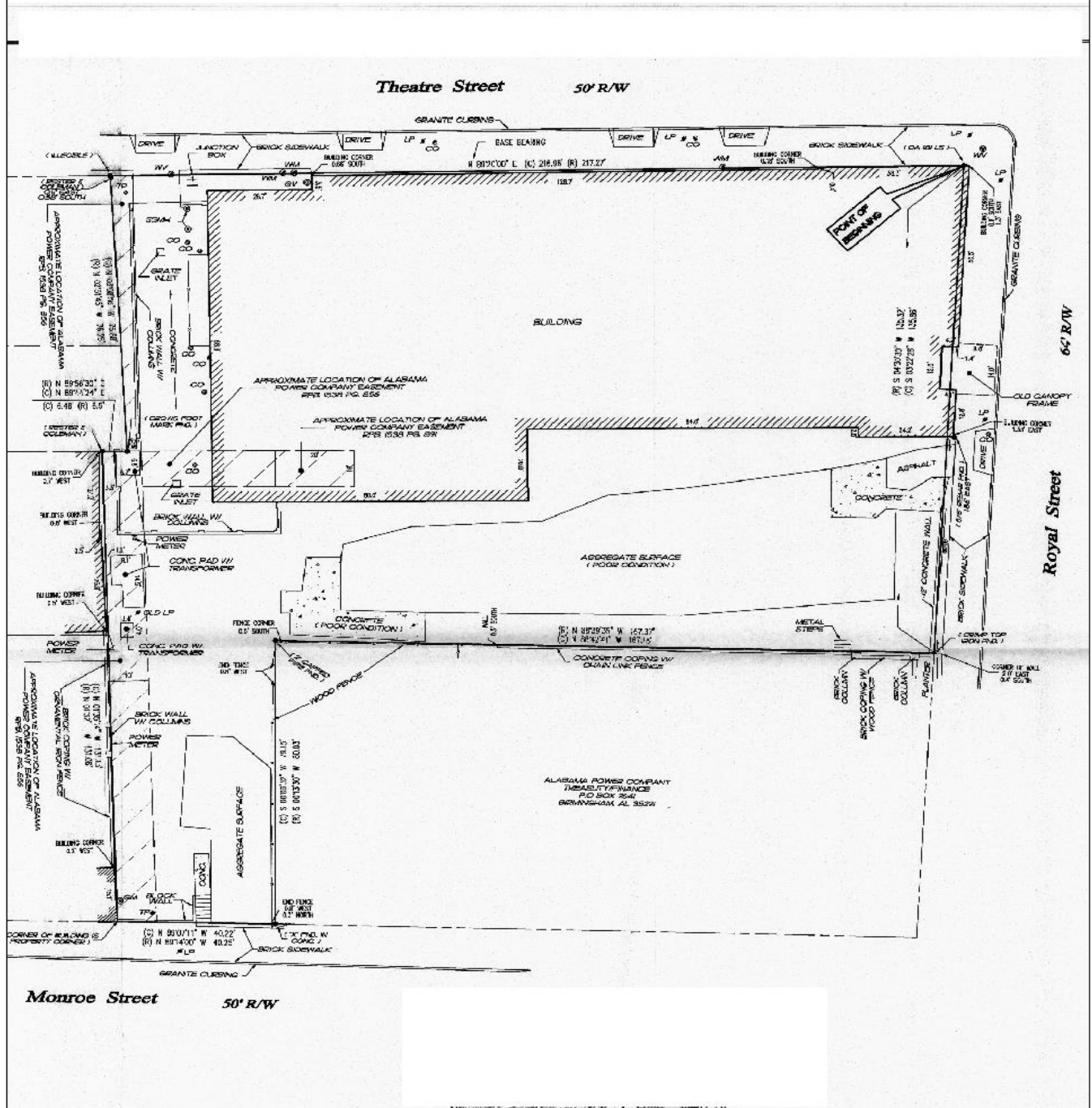


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SITE PLAN



The site plan illustrates the existing building, aggregate surfaces, and easement.

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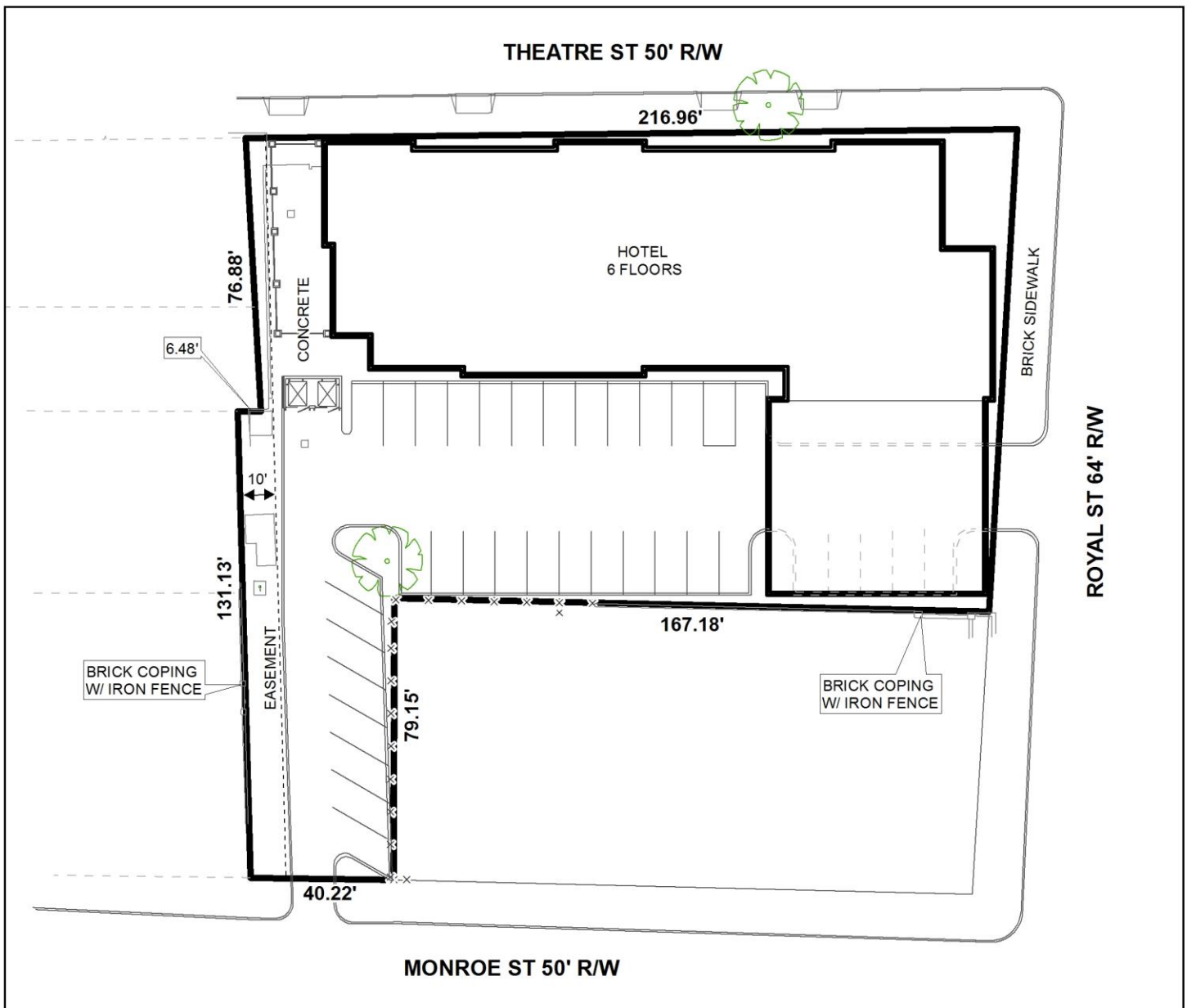
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PROPOSED SITE PLAN



The site plan illustrates the proposed hotel, easement and parking.

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DETAIL SITE PLAN



Royal Street Hotel
Mobile, Alabama

16 May 2016

EXTERIOR RENDERING



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