

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: November 1, 2010****CASE NUMBER**

5613

APPLICANT NAME

Board of Water and Sewer Commissioners of the City of Mobile

LOCATIONEast side of Shelton Beach Road Extension, 2/10 mile \pm
North of Moffett Road**VARIANCE REQUEST****USE:** Contractor's storage yard**BUFFER:** Partially open buffer fence around a storage area**PARKING SURFACE:** Gravel equipment parking surface**ZONING ORDINANCE
REQUIREMENT****USE:** A contractor's storage yard requires I-1, Light Industry District.**BUFFER:** Storage area must be completely enclosed with an 8' high wall or fence.**PARKING SURFACE:** The equipment parking area must be paved in asphalt, concrete, or an approved alternative paving surface.**ZONING**

B-3, Community Business District

AREA OF PROPERTY6.1 \pm Acres**TRAFFIC ENGINEERING
COMMENTS**

None received.

**CITY COUNCIL
DISTRICT**

District 1

ANALYSIS

The applicant is requesting an extension of a previous approval for Use, Buffer and Parking Surface Variances to allow a contractor's storage yard in a B-3, Community Business District, with a partially open buffer fence and gravel equipment parking surface; the Zoning Ordinance requires I-1, Light Industry District, for a contractor's storage yard, with the storage area to be completely enclosed with an 8' high wall or fence, and

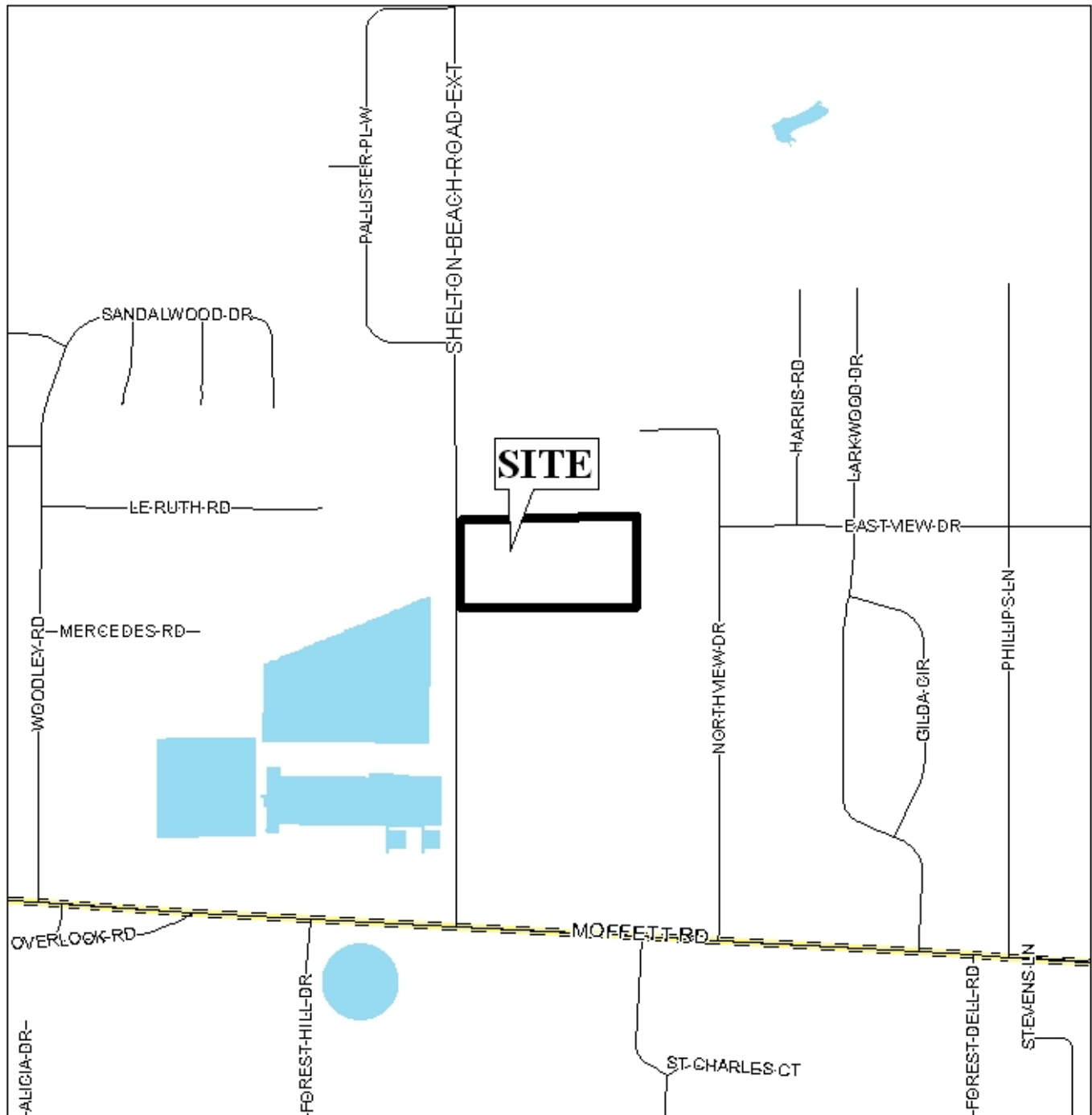
the equipment parking area to be paved in asphalt, concrete, or an approved alternative paving surface.

The applicant has acquired the property since the Board of Zoning Adjustment granted the variances at its May 3, 2010 meeting. A design professional has also been retained, but the plans are not yet to the point of submittal for permitting, thus the need for an extension of the previous approval.

Extensions for variance approvals are not uncommon for appropriate reasons, and further time to finalize development plans would be considered an appropriate request. However, as variance approvals are good for a six-month period, such is also the case for extensions. Therefore, the granting of a six-month extension would be appropriate.

RECOMMENDATION: Based on the preceding, this application is recommended for approval for six months.

LOCATOR



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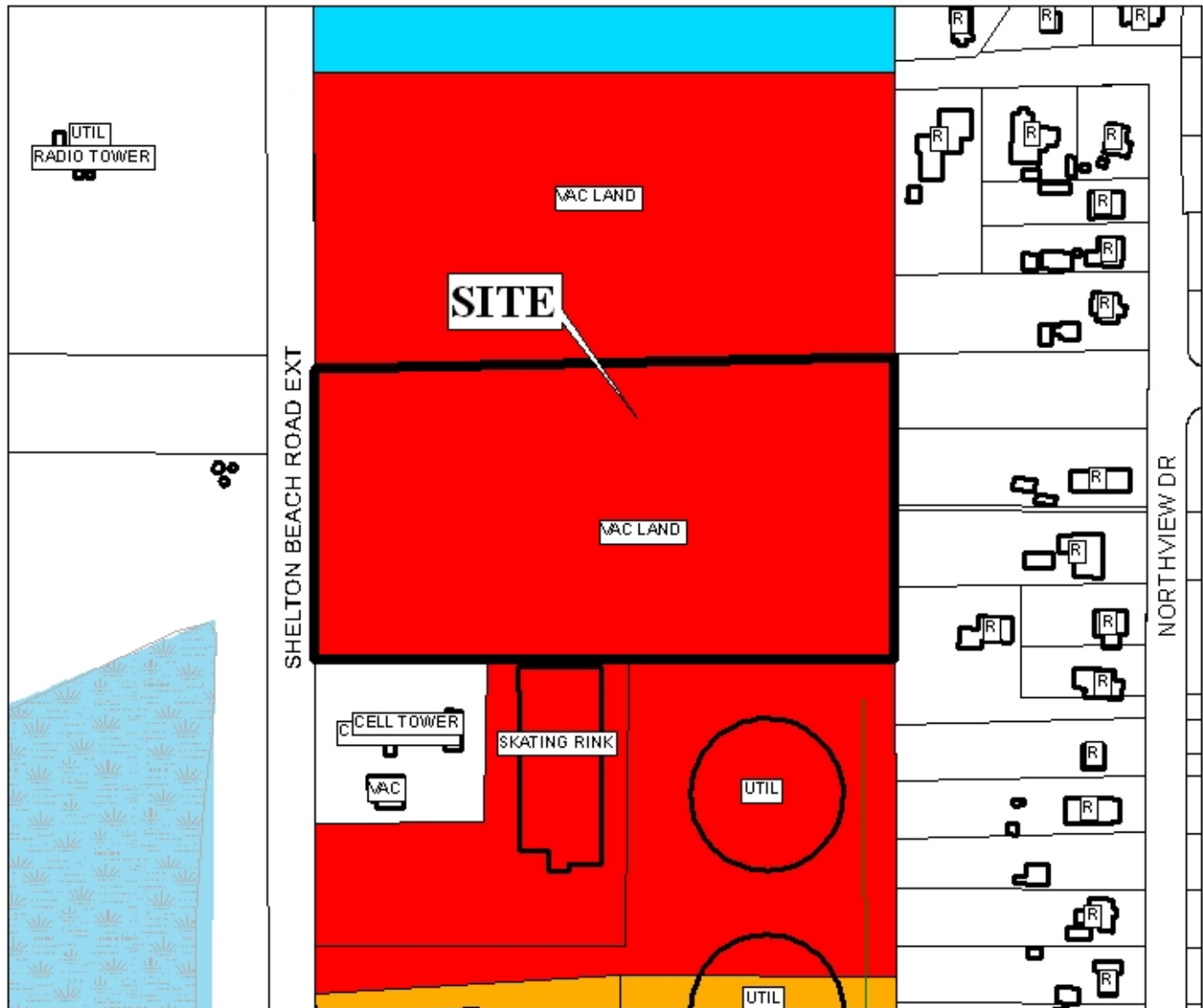
APPLICANT Board of Water and Sewer Commissioners of the City of Mobile

REQUEST Use, Buffer and Parking Surface Variances



NTS

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



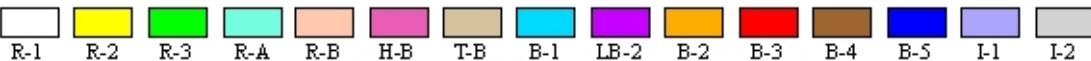
This site is surrounded by residential and business land use.

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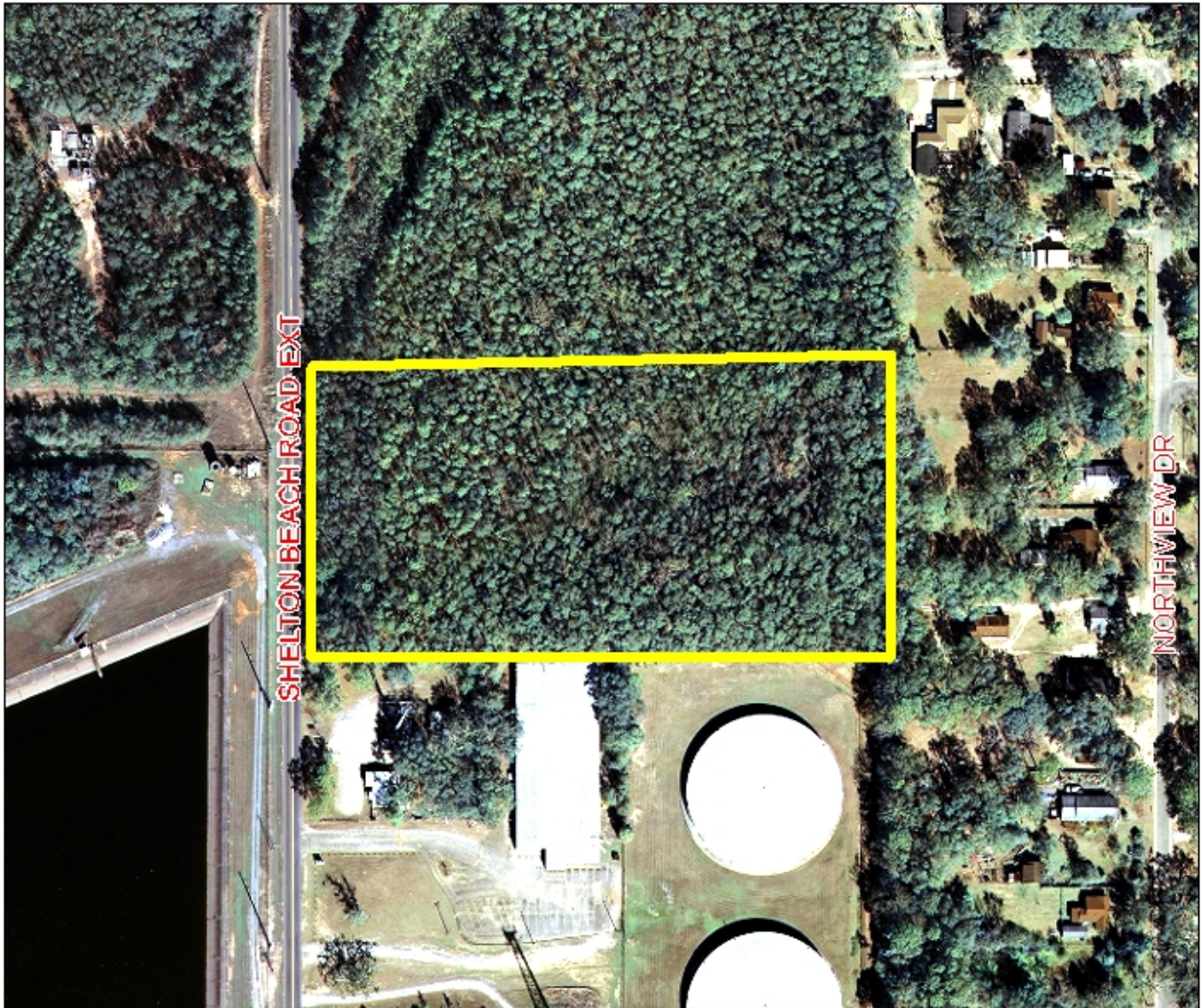
REQUEST Use, Buffer and Parking Surface Variances

LEGEND



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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



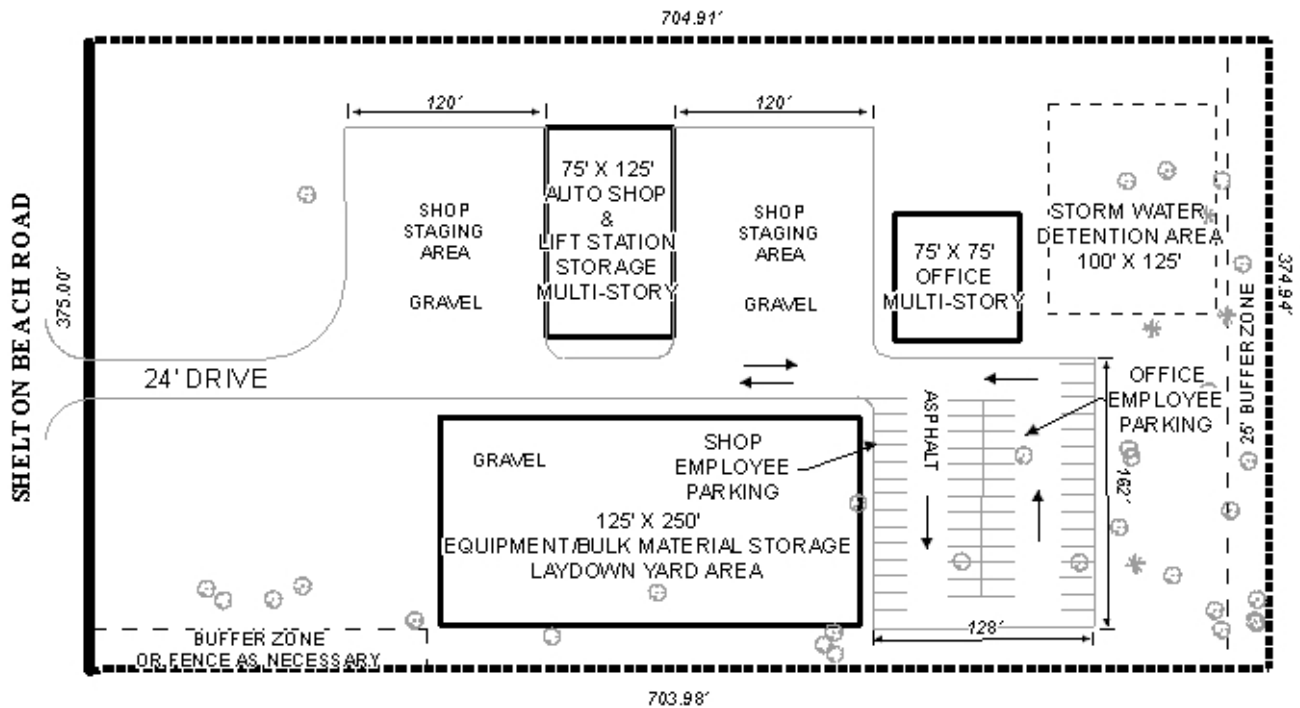
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SITE PLAN



This site plan illustrates the proposed buildings and contractor's storage yard.

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