

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: December 3, 2012****CASE NUMBER**

5744

APPLICANT NAME

Anthony Denson

LOCATION

704 South Broad Street
(West side of South Broad Street, 155'± North of Virginia Street).

VARIANCE REQUEST

USE: Allow a take-out restaurant in an R-3, Multiple-Family Residential District.

PARKING RATIO: Reduce required parking to two spaces.

MULTIPLE BUILDINGS: Allow multiple buildings on a single business site.

**ZONING ORDINANCE
REQUIREMENT**

USE: A take-out restaurant requires a minimum of a B-2, Neighborhood Business District.

PARKING RATIO: An 800 square-foot take out restaurant, with associated separate storage building requires a minimum of four parking spaces.

MULTIPLE BUILDINGS: Only one building is allowed per building site.

ZONING

R-3, Multiple-Family Residential District

AREA OF PROPERTY

0.22± Acres

**TRAFFIC ENGINEERING
COMMENTS**

No comments.

**FIRE DEPARTMENT
COMMENTS**

All projects within the City of Mobile Fire Jurisdiction must comply with the requirements of the 2009 International Fire Code, as adopted by the City of Mobile.

CITY COUNCIL
DISTRICT

District 2

ANALYSIS

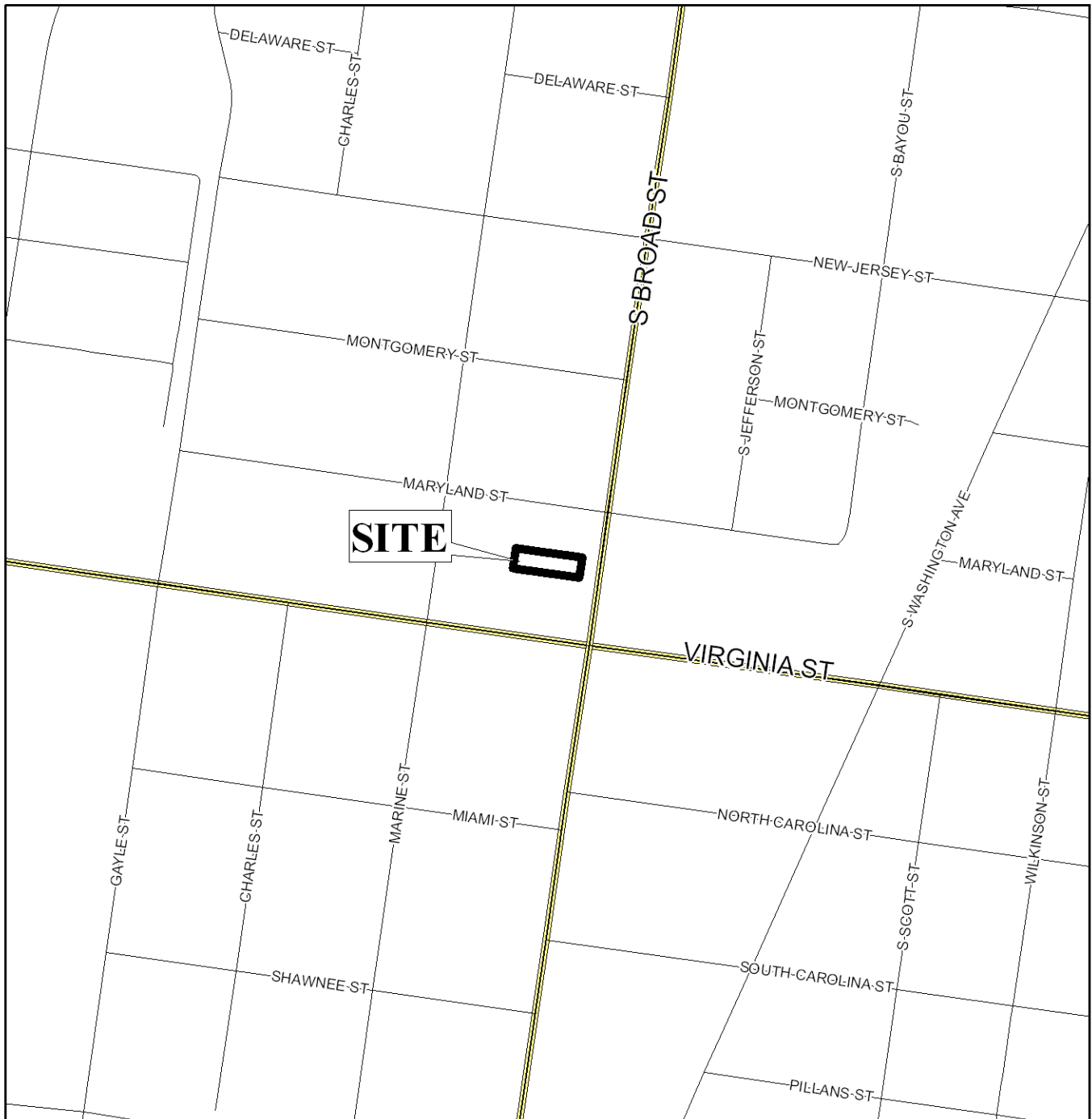
The applicant is requesting an extension of approval for Use, Parking Ratio, and Multiple Building Variances to allow an 800 square-foot take-out restaurant with an existing detached storage building with two parking spaces in an R-3, Multiple-Family Residential District; the Zoning Ordinance requires a minimum of a B-2, Neighborhood Business District for a take out restaurant, Planned Unit Development approval for multiple buildings on a single building site, and four parking spaces.

Since the original approval on May 7, 2012, the applicant has submitted for a land disturbance permit. Plans were submitted in August however, review of the plans by City of Mobile staff determined the need for multiple revisions: no revised plans have been submitted since this initial review. Because the applicant has begun the process of trying to obtain a permit, a six-month extension may be appropriate to give the applicant more time to make the necessary revisions to the site plan and obtain the necessary permits.

RECOMMENDATION:

Based on the preceding, this application is recommended for approval.

LOCATOR MAP



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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential land use.

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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

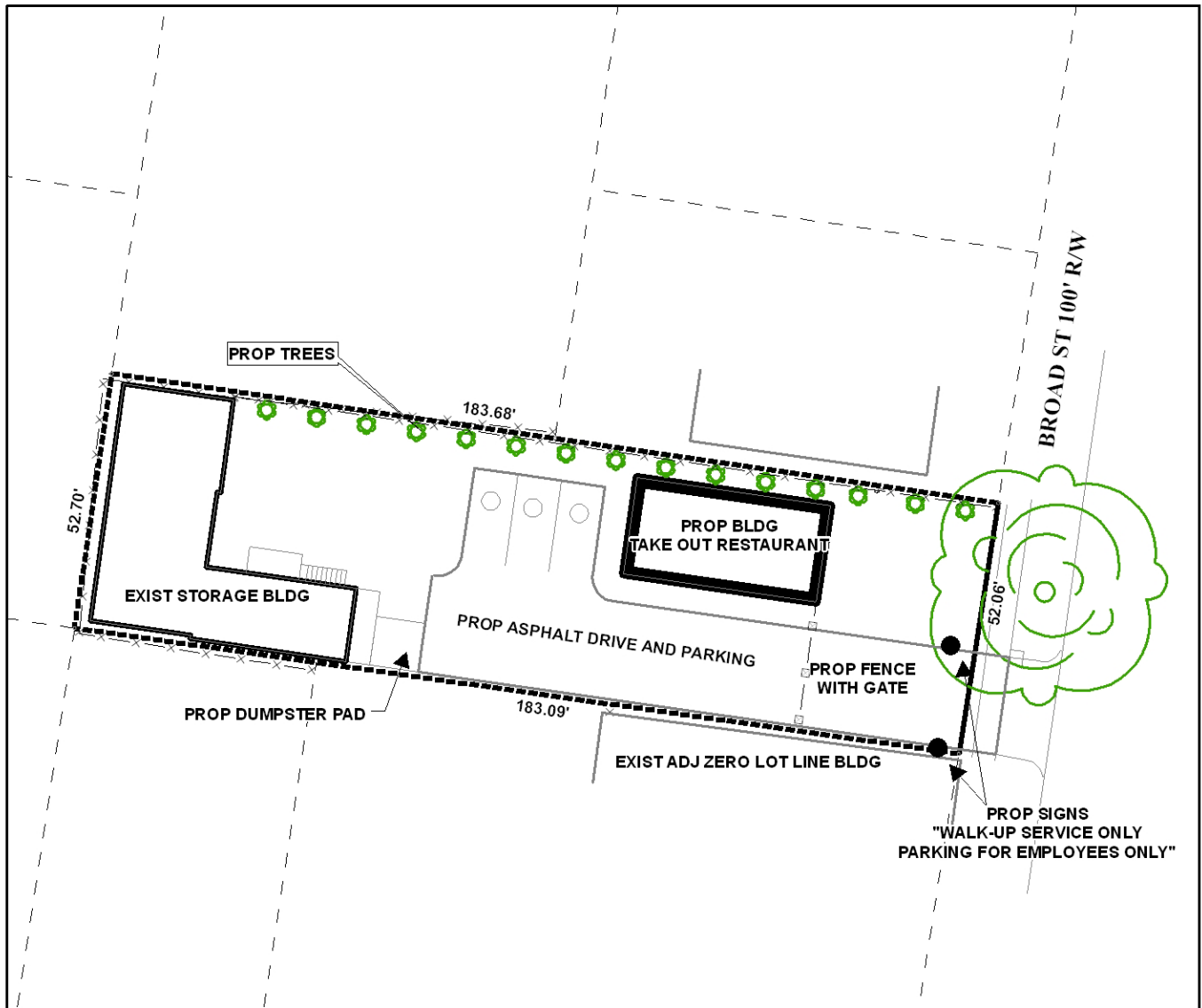


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SITE PLAN

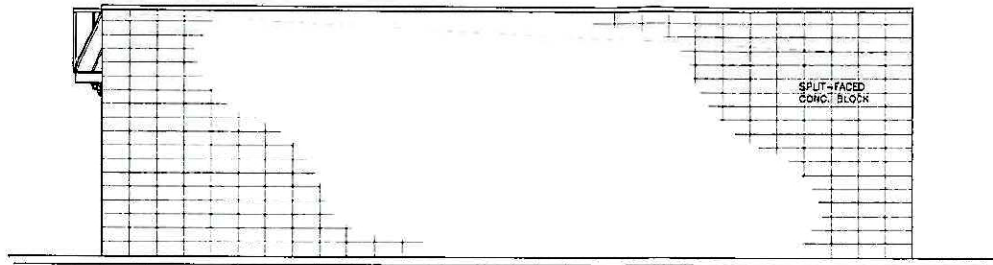


The site plan illustrates the proposed building, parking, and landscaping.

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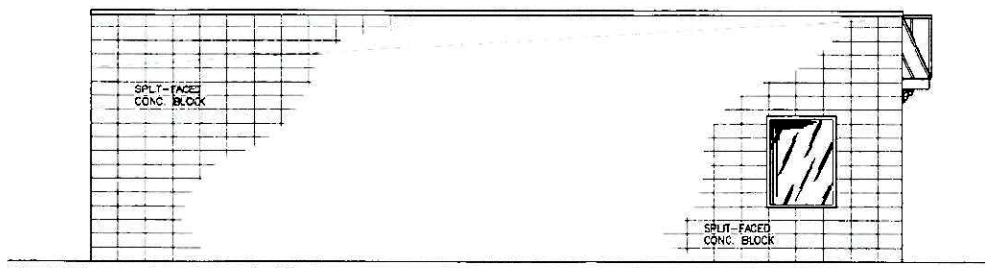


BUILDING ELEVATION DETAIL

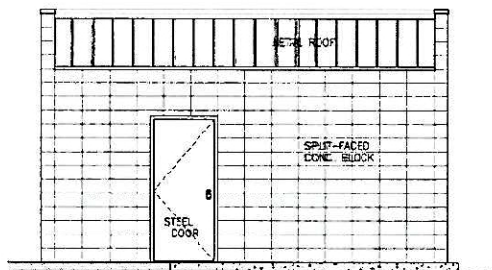


NORTH ELEVATION

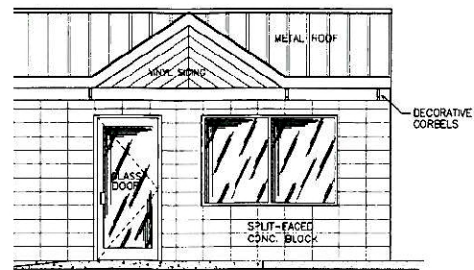
SCALE: 1/4" = 1'-0"



SOUTH ELEVATION



REAR ELEVATION

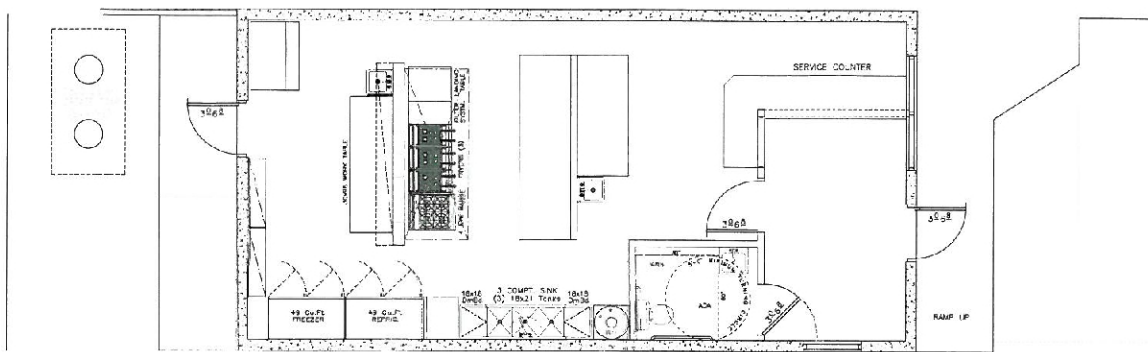


FRONT ELEVATION

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FLOOR PLAN DETAIL



PROPOSED

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NTS