

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: June 1, 2020****CASE NUMBER**

6296/1704

APPLICANT NAME

Carol Ann Williams

LOCATION2153 Grove Court
(South terminus of Grove Court).**VARIANCE REQUEST****FRONT YARD SETBACK:** Front Yard Setback Variance to allow a building to encroach within the Front Yard Setback in an R-1, Single-Family Residential District.**ZONING ORDINANCE
REQUIREMENT****FRONT YARD SETBACK:** The Zoning Ordinance does not allow any structure within a Front Yard Setback in an R-1, Single-Family Residential District.**ZONING**

R-1, Single-Family Residential

AREA OF PROPERTY

0.25± Acres

**CITY COUNCIL
DISTRICT**

District 3

**ENGINEERING
COMMENTS**

No comments.

**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 (State Act 2015-116 and City Code Chapters 57 and 64). Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from a commercial site will require a tree removal permit.

FIRE
COMMENTS

All projects within the City Limits of Mobile shall comply with the requirements of the City of Mobile Fire Code Ordinance (2012 International Fire Code).

ANALYSIS

The applicant is requesting a six-month extension for a Front Yard Setback Variance to allow a building to encroach within the Front Yard Setback in an R-1, Single-Family Residential District. The Zoning Ordinance does not allow any structure within a Front Yard Setback in an R-1, Single-Family Residential District. The application was approved at the Board's December 2, 2019 meeting.

The applicant states:

"Had a contractor who took my money & left a mess. Am in the process of finding another contractor."

A search for permits indicates that no application for a permit to build the proposed carport was submitted to the City. It should be noted that a carport, due to its open nature, does require a building permit application in order to verify that the structure will meet required wind loads. Furthermore, as the property is within a flood zone, the building permit application may require additional information regarding the footings for the carport structure.

There have been no changes in conditions in the surrounding area that would affect the Variance as previously approved, nor have there been any changes to the Zoning Ordinance which would affect the previous approval.

RECOMMENDATION: Based upon the preceding, it is recommended that the request for a six-month extension of the Variance approved, subject to obtaining any necessary building permits, and the applicant should be advised that any future extensions will be unlikely.

LOCATOR MAP



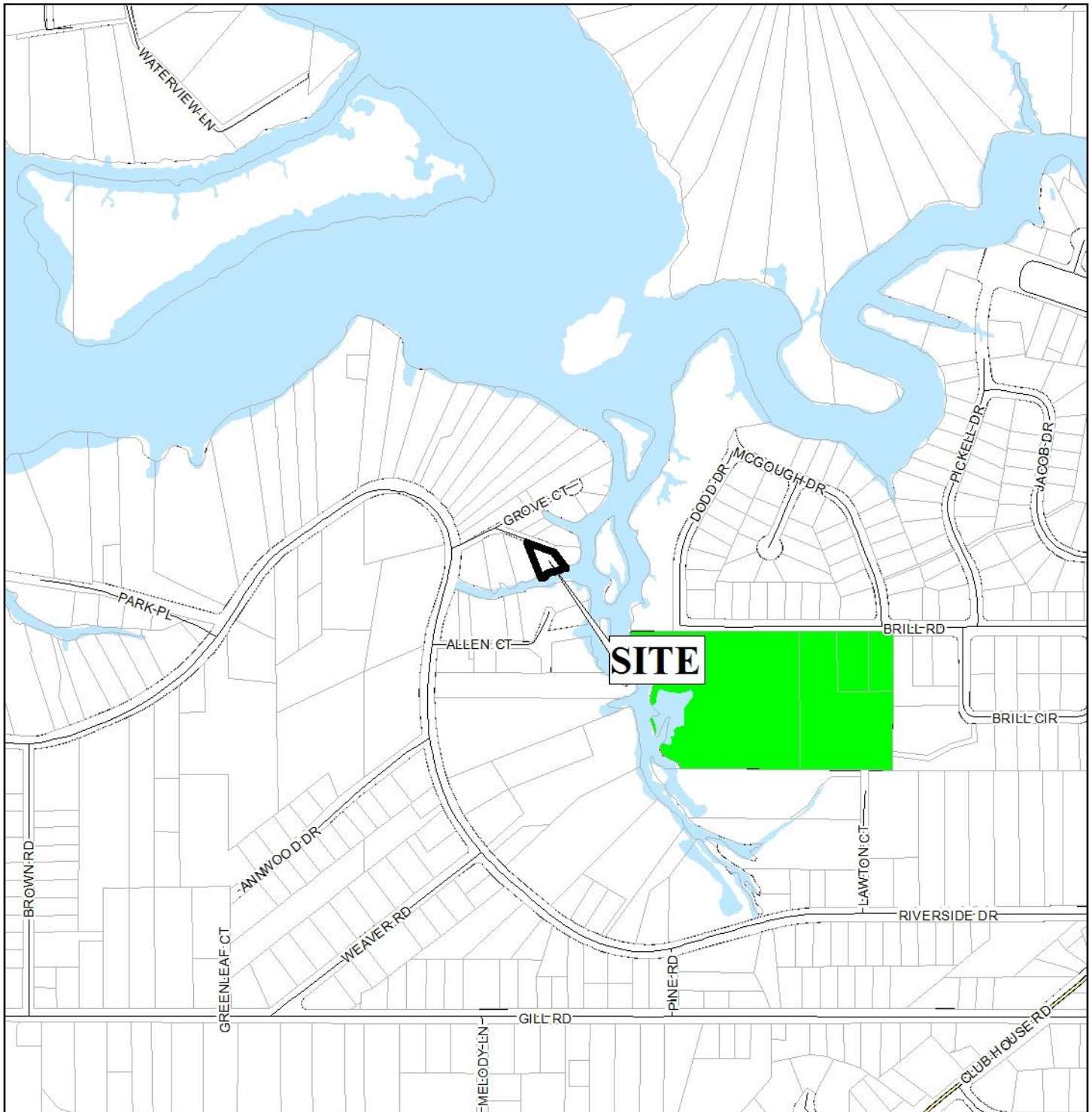
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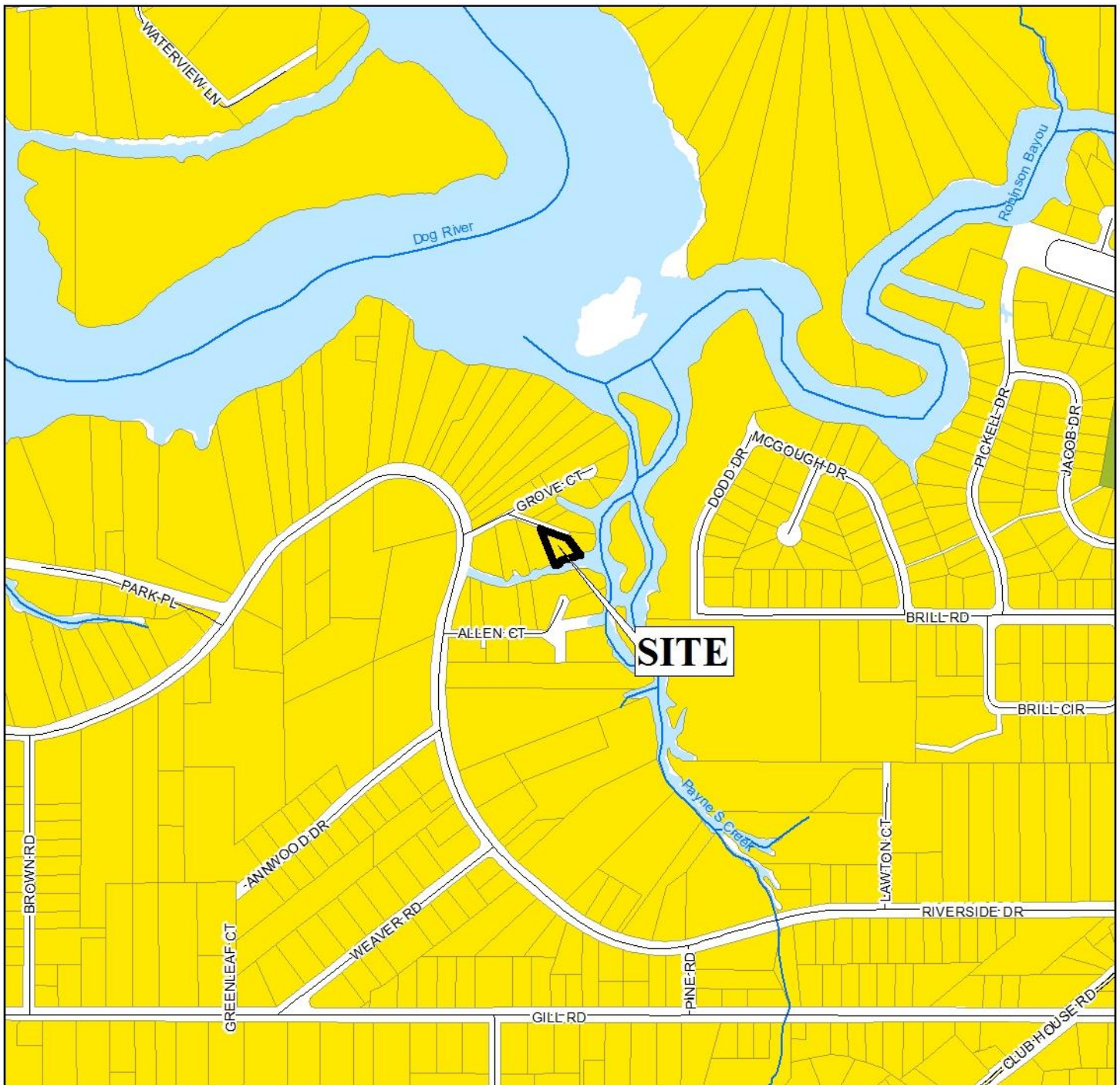
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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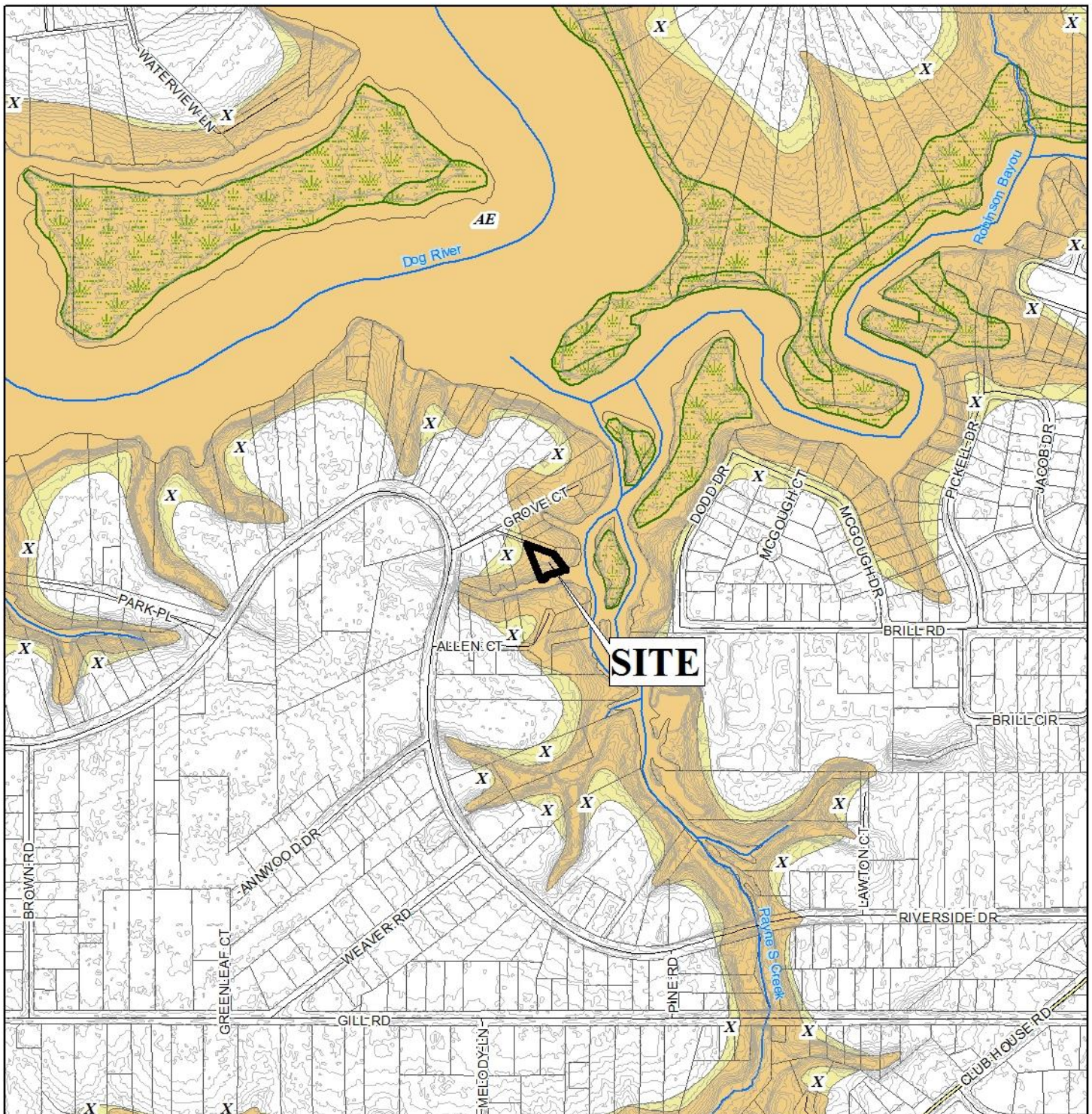
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Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	



ENVIRONMENTAL LOCATOR MAP



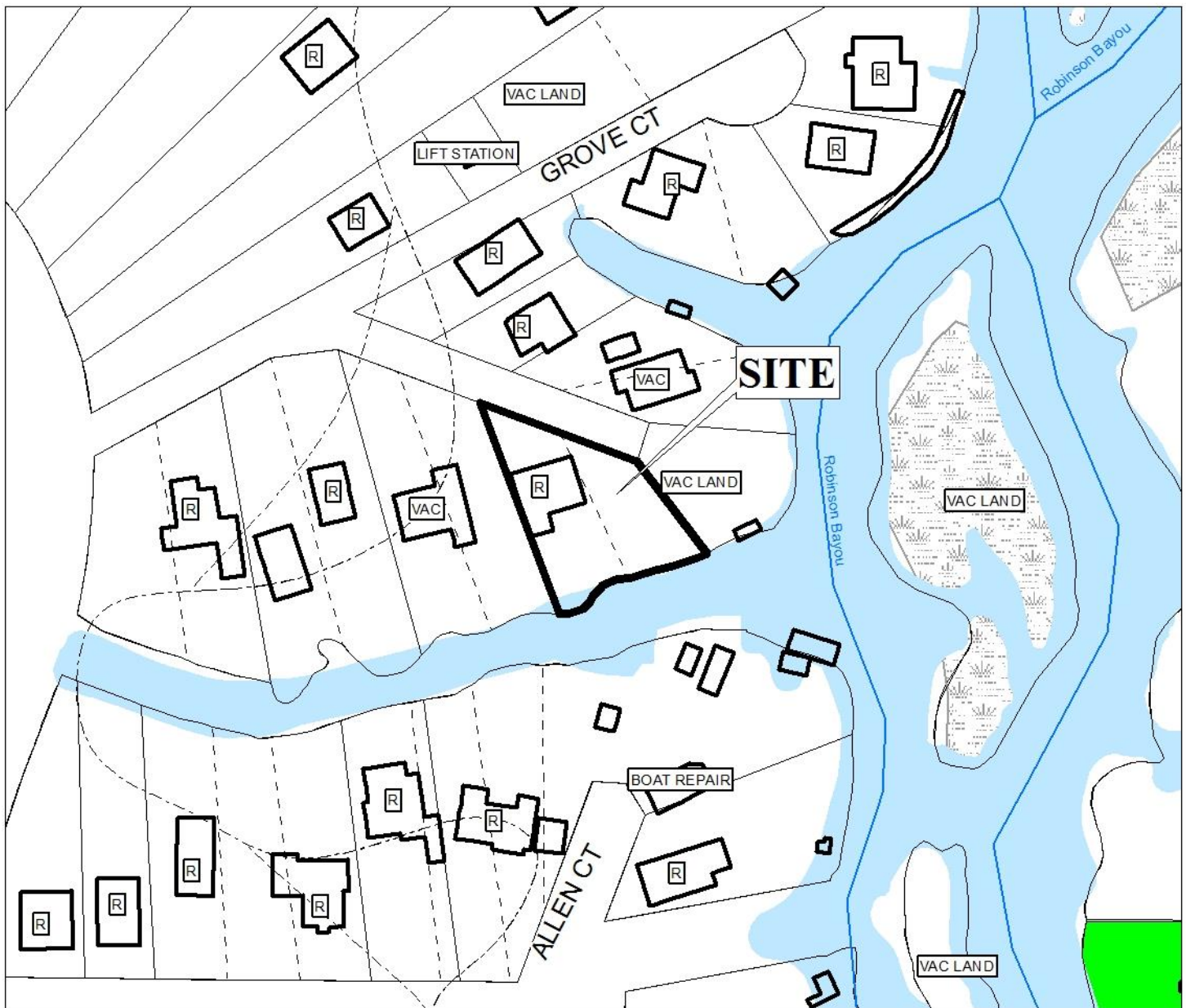
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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by residential 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



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VICINITY MAP - EXISTING AERIAL

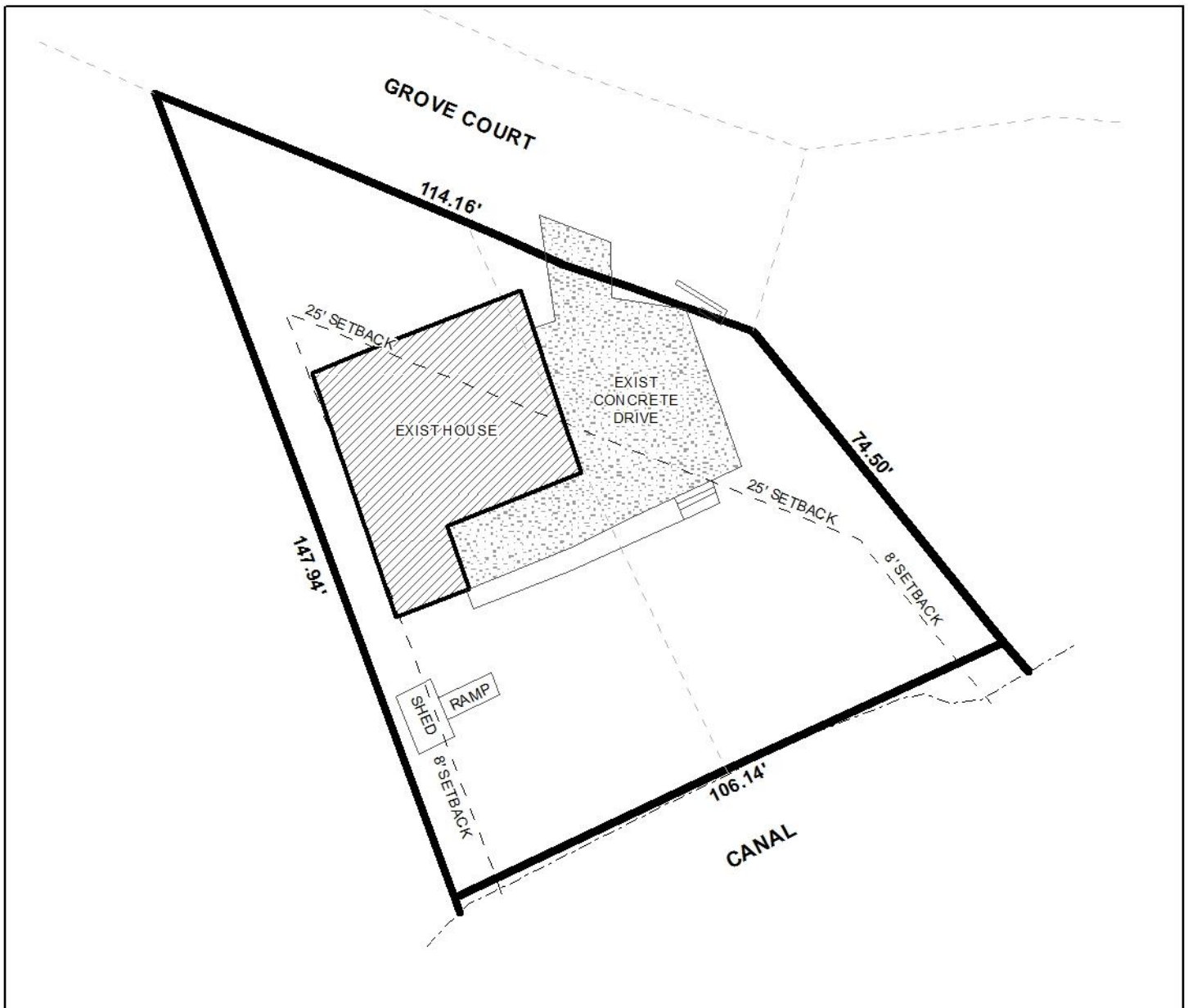


The site is surrounded by residential units.

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EXIST SITE PLAN

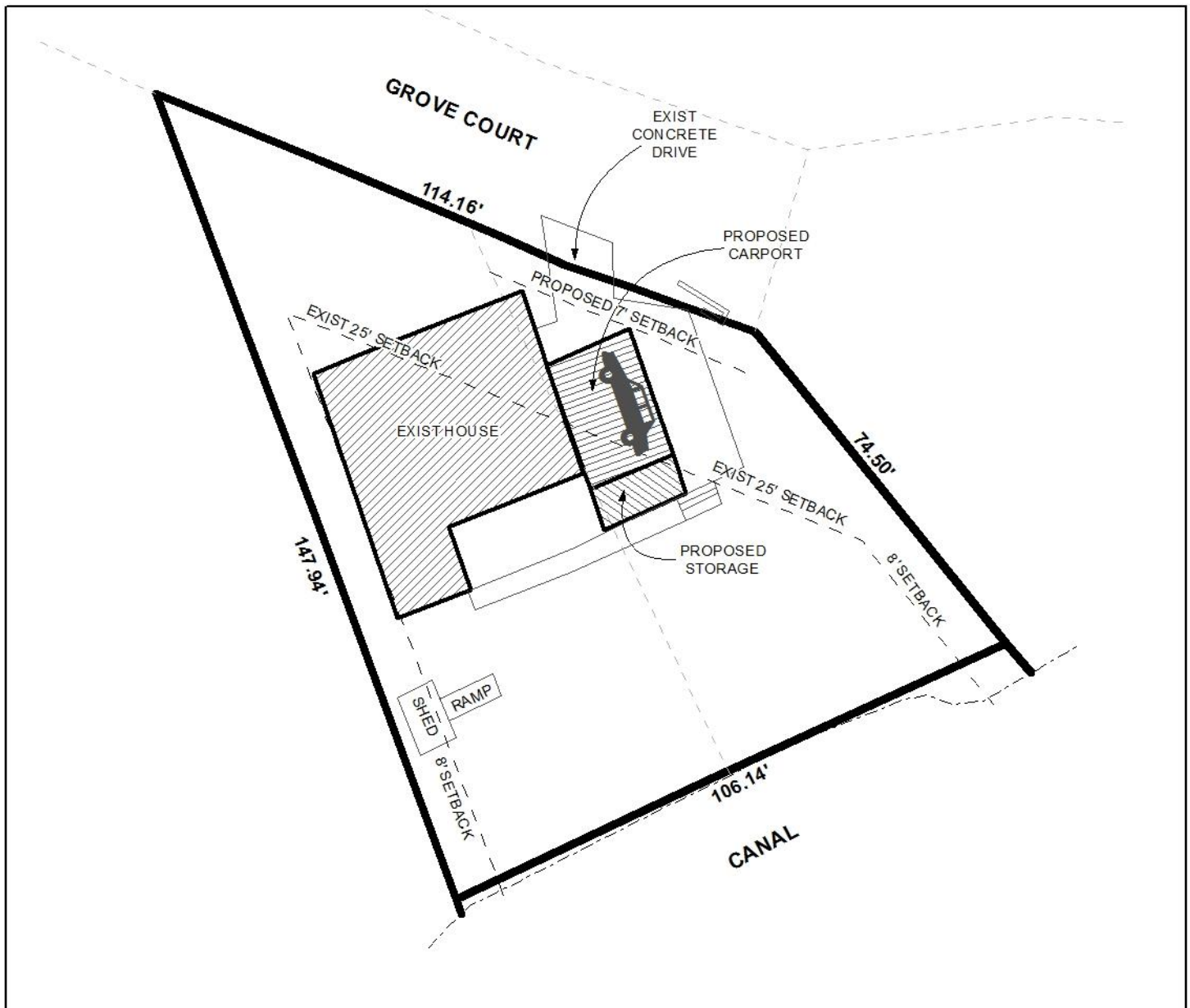


The site plan illustrates the existing house, existing concrete drive and setbacks.

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PROPOSED SITE PLAN



The site plan illustrates the proposed carport, storage area and setbacks.

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