



Agenda Item # 3 – EXTENSION

BOA-003404-2025

View additional details on this proposal and all application materials using the following link:

[Applicant Materials for Consideration](#)

DETAILS

Location:

Southeast corner of St. Louis Street and North Claiborne Street

Applicant / Agent:

RGH (Stephen Howle, Agent)

Property Owner:

RGH

Current Zoning:

T-5.1 Sub-District of the Downtown Development District

Future Land Use:

Downtown

Case Numbers:

6690

Unified Development Code Requirement:

- The Unified Development Code (UDC) limits buildings to one (1) upper building sign and requires a compliant frontage type in a T-5.1 sub-district in the Downtown Development District.

Board Consideration:

- Signage and Frontage Type two (2) upper building signs and a non-compliant frontage type in a T-5.1 sub-district in the Downtown Development District.

Report Contents:	Page
Context Map	2
Site History	3
Staff Comments	3
Variance Extension Considerations	4
Exhibits	5

**BOARD OF ADJUSTMENT
VICINITY MAP - EXISTING AERIAL**



The site is surrounded by commercial units.

APPLICATION NUMBER 6690 DATE February 2, 2026

APPLICANT RGH (Stephen Howle, Agent)

REQUEST Signage and Frontage Type Variances



SITE HISTORY

The site was previously zoned B-4, General Business District prior to the adoption of the Downtown Development District (DDD) in 2014, when the site was rezoned to T-5.1 Sub-District of the Downtown Development District.

This site had a one-lot subdivision approved by the Planning Commission on January 15, 2026.

STAFF COMMENTS

Engineering Comments:

No comments to the proposed extension; however, according to the submitted plans, the proposed project will require a Land Disturbance Permit to be submitted through Central Permitting. It also appears that there are proposed structures to be placed within the public Right of Way. Contact the Engineering Dept. to discuss requesting a Non-Utility Use Agreement with the City, this agreement must be approved prior to the issuance of any Land Disturbance permits.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Appendix A, Section 9.C of the City's Unified Development Code.

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 [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the International Fire Code (IFC).

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in Appendices B and C of the 2021 IFC shall be provided for all commercial buildings.

Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the International Residential Code (IRC) functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the International Fire Code, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The applicant is requesting a six (6)-month extension of the most recent approval of the variance approved by the Board at its August 4, 2025 meeting with the following conditions:

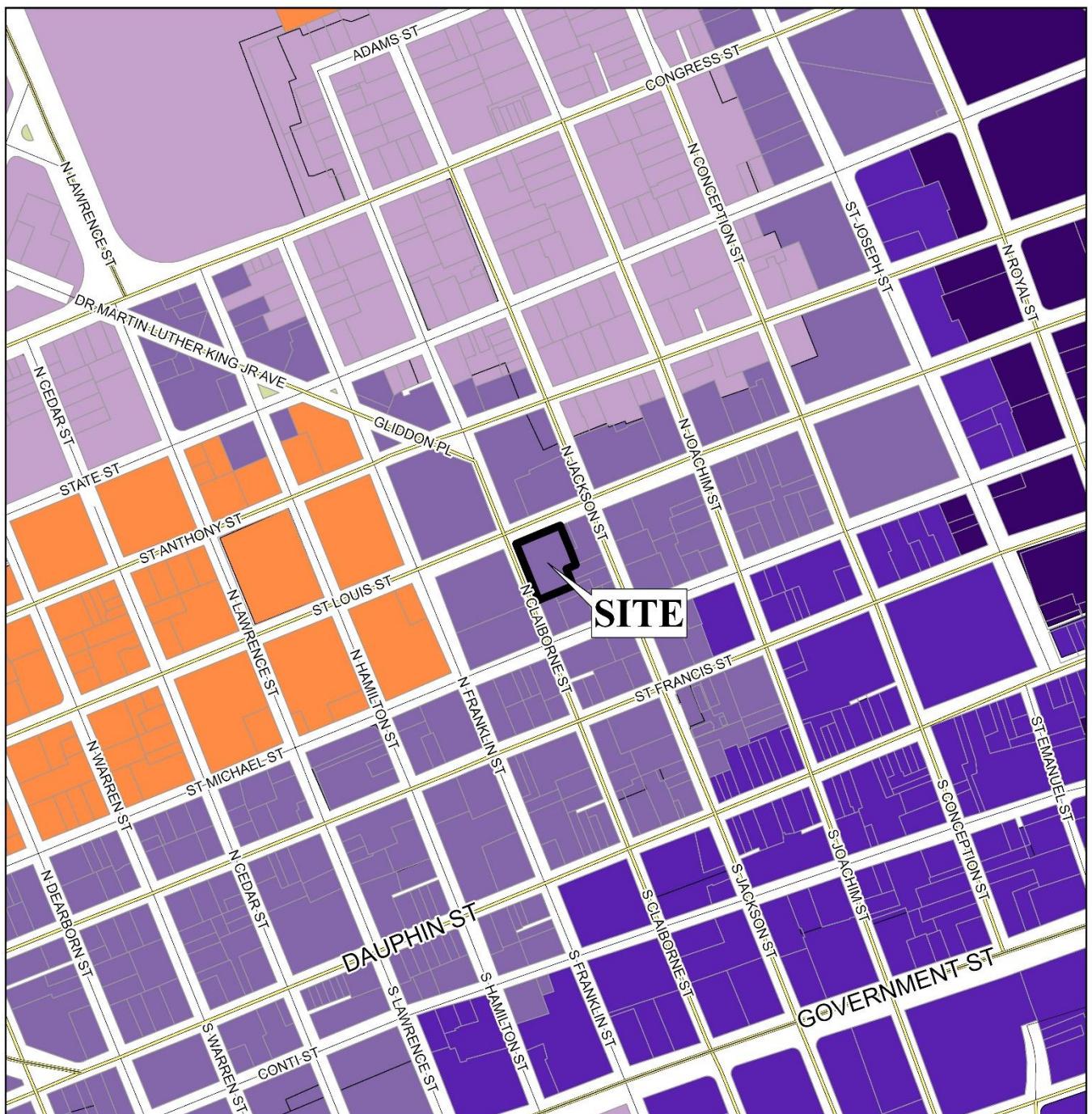
1. Obtain a non-utility right-of-way use agreement to allow gallery columns to encroach into the right-of-way;
2. Obtain all required land disturbance, building, and sign permits; and
3. Full compliance with all municipal codes and ordinances.

This is the first extension request for this approval. The applicant states that they are in the permit review process but do not expect permits to be issued by the current expiration date.

VARIANCE EXTENSION CONSIDERATIONS

The Board is typically amenable to granting extensions, especially a first request when the applicant is working towards complying with the conditions of approval. Granting of such extensions are always in compliance with the findings of facts and conditions associated with the original approval.

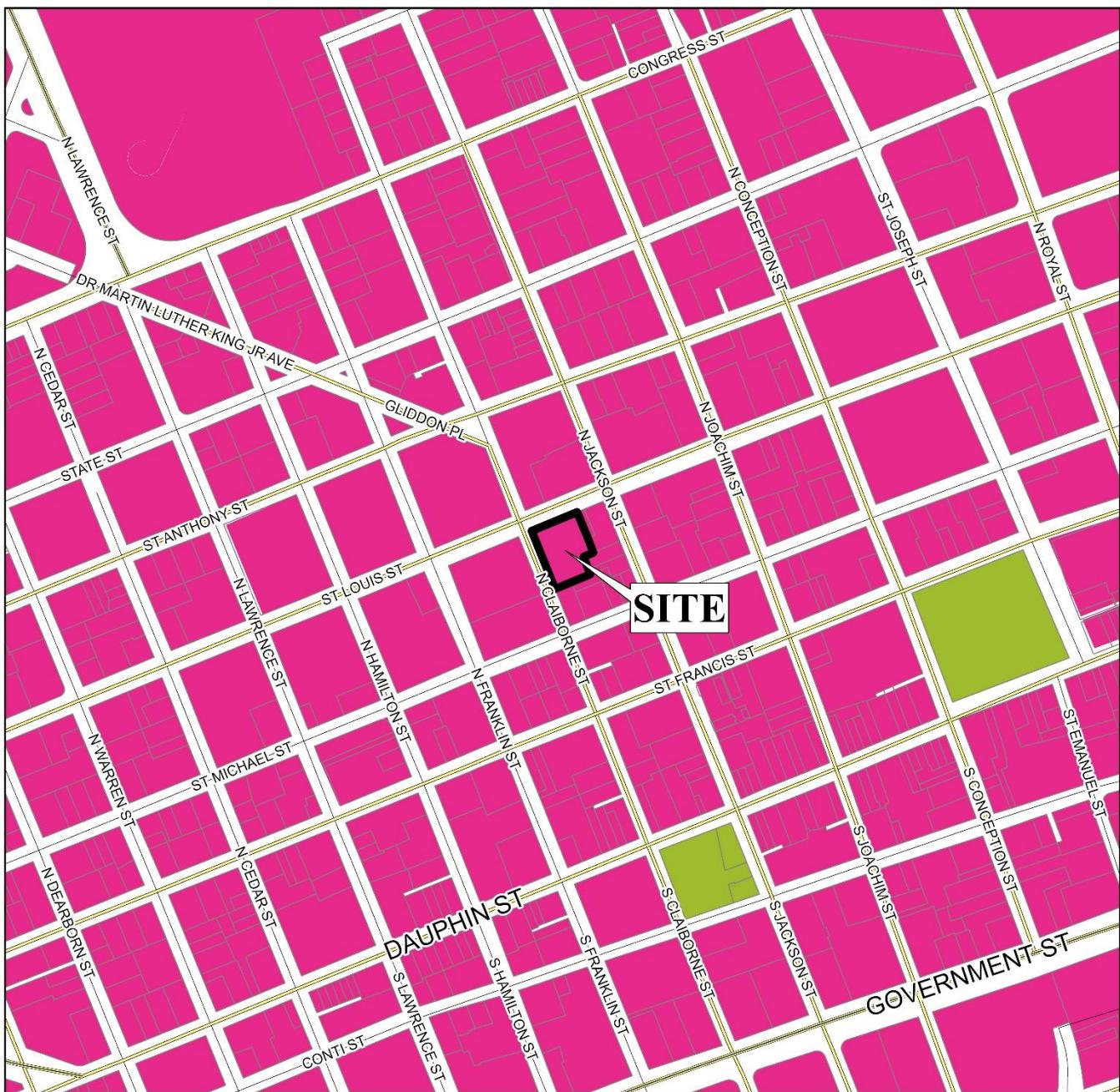
LOCATOR ZONING MAP



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FLUM LOCATOR MAP



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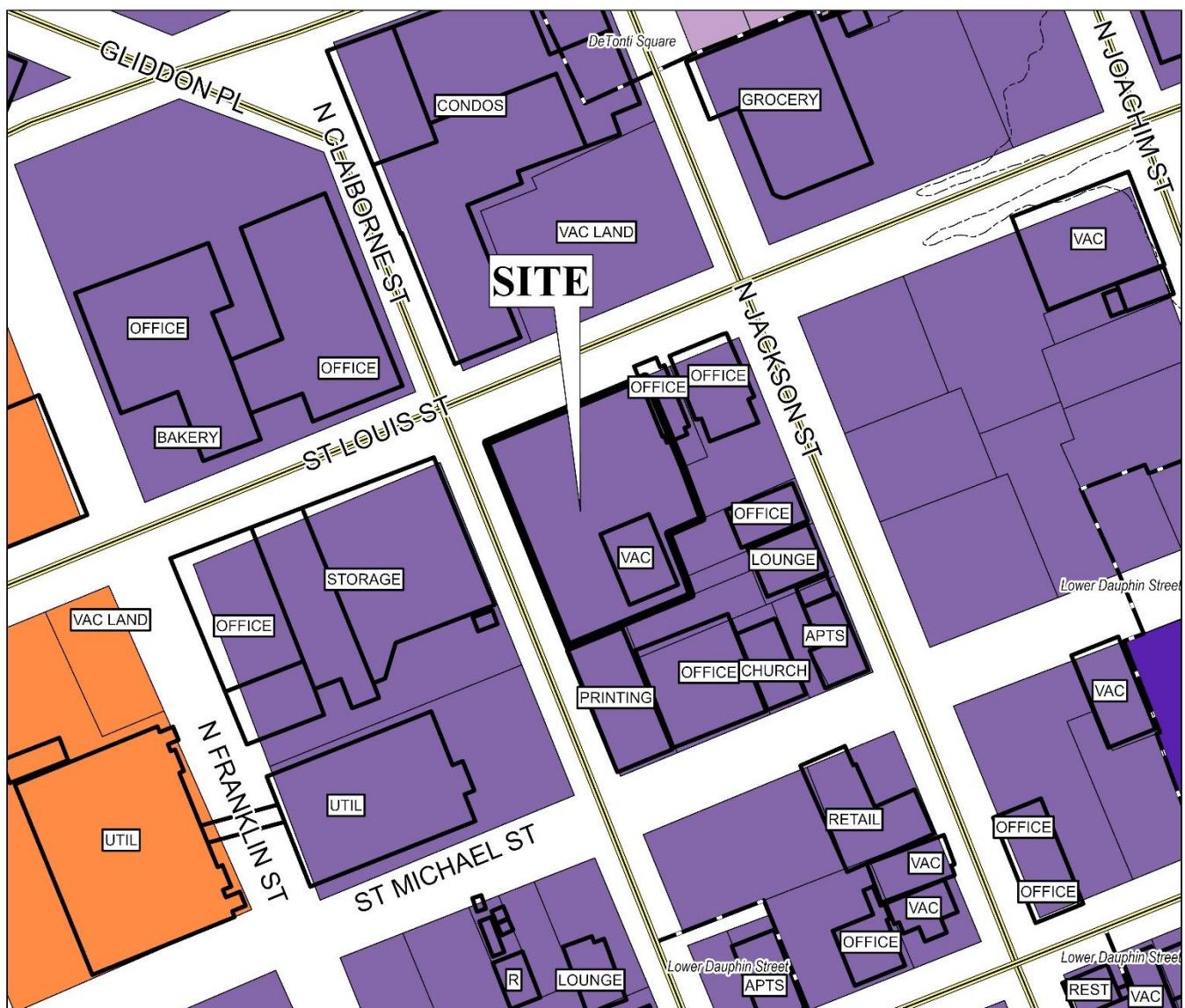
REQUEST Signage and Frontage Type Variances

Yellow	Low Density Residential	Maroon	Neighborhood Center - Traditional	Purple	Light Industry	Dark Blue	Water Dependent
Yellow	Mixed Density Residential	Purple	Neighborhood Center - Suburban	Purple	Heavy Industry	Blue	Institutional
Pink	Downtown	Pink	Traditional Corridor	Orange	Mixed Commercial Corridor	Green	Parks, Open Space
Red	District Center						



BOARD OF ADJUSTMENT

VICINITY MAP - EXISTING ZONING



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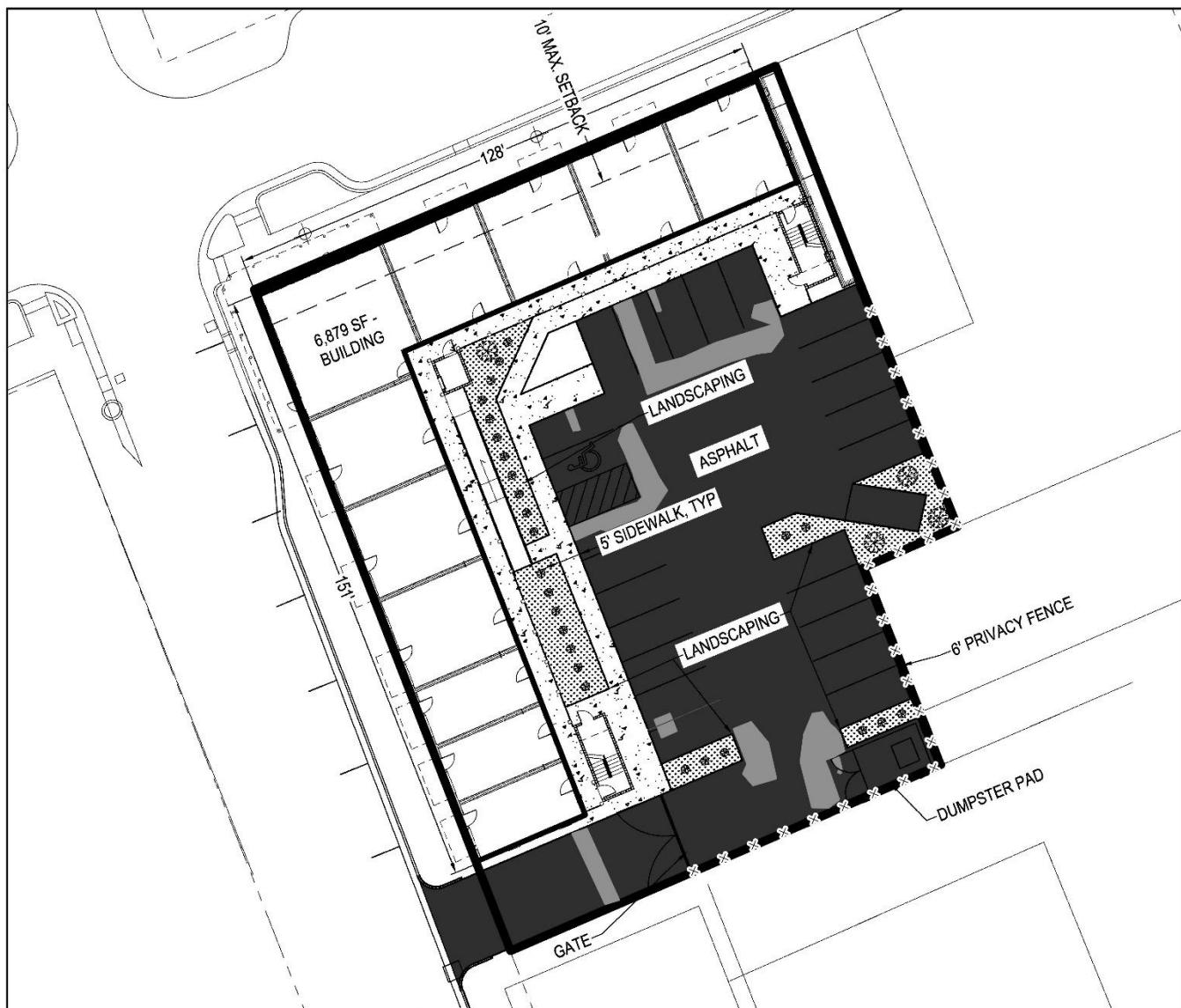
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REQUEST Signage and Frontage Type Variances

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	NTS

SITE PLAN

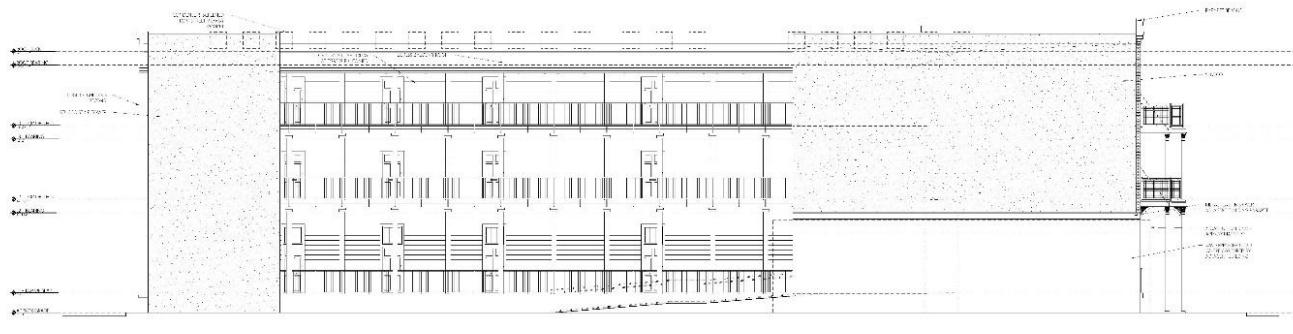


The site plan illustrates the proposed buildings, parking, and setbacks.

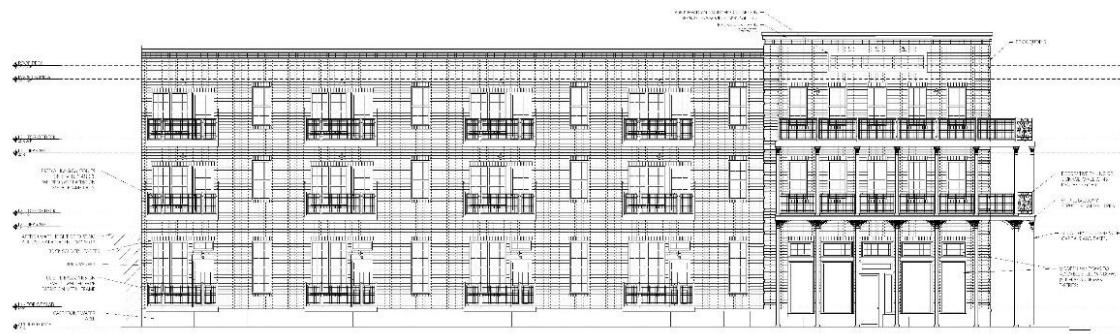
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N
NTS

DETAIL SITE PLAN



02 East Elevation

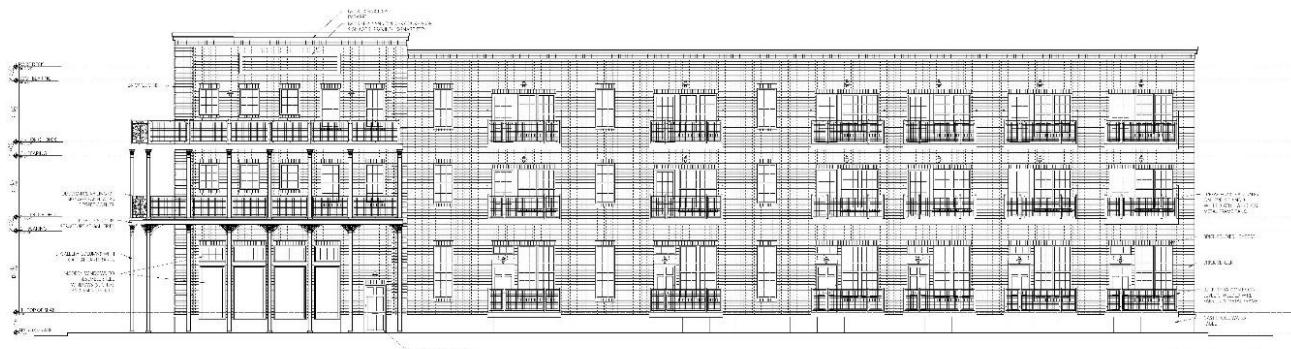
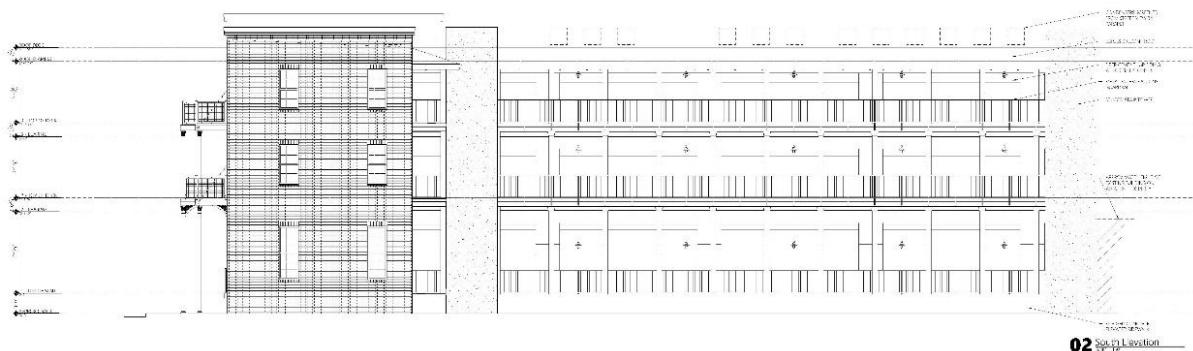


01 St. Louis S. Elevation

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DETAIL SITE PLAN



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DOWNTOWN (DT)

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric. As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes. As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, active Downtown Mobile.

Development Intent

- › Support new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable and safe public spaces, bicycle and pedestrian-friendly streets and allow for convenient access to jobs, housing, and entertainment.
- › Support infill development that provides better utilization of land, reduces surface parking, and is compatible with its surroundings.
- › Building siting, form, and scale will vary by context within Downtown as defined in the zoning.
- › Protect and enhance the historic and cultural heritage of the City.

Land use mix

Primary Uses

- › Commercial
- › Office
- › Civic
- › Residential, Multifamily

Secondary Uses

- › Residential, Attached
- › Residential, Single Family
- › Parks

Housing mix

- › Residential units above ground-floor retail
- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes
- › Single family homes

Character Example



Downtown includes a wide range of building types including high-rise offices, one and two-story mixed use buildings, various civic buildings, and historic single family homes. Detailed expectations for future development vary throughout Downtown and are contained in the Downtown Development District code.

Rendering: Dover Kohl