



Agenda Item # 3 - EXTENSION

BOA-SE-003400-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

850 Marion Street

Applicant / Agent:

Alabama Power (Chester Lachowicz, Agent)

Property Owner:

Alabama Power

Current Zoning:

R-2, Two-Family Residential Suburban District

Future Land Use:

Park & Open Space

Case Number:

6686

Unified Development Code (UDC) Requirement:

- The Unified Development Code (UDC) requires Special Exception approval for electrical substations in an R-2, Two-Family Residential Suburban District.

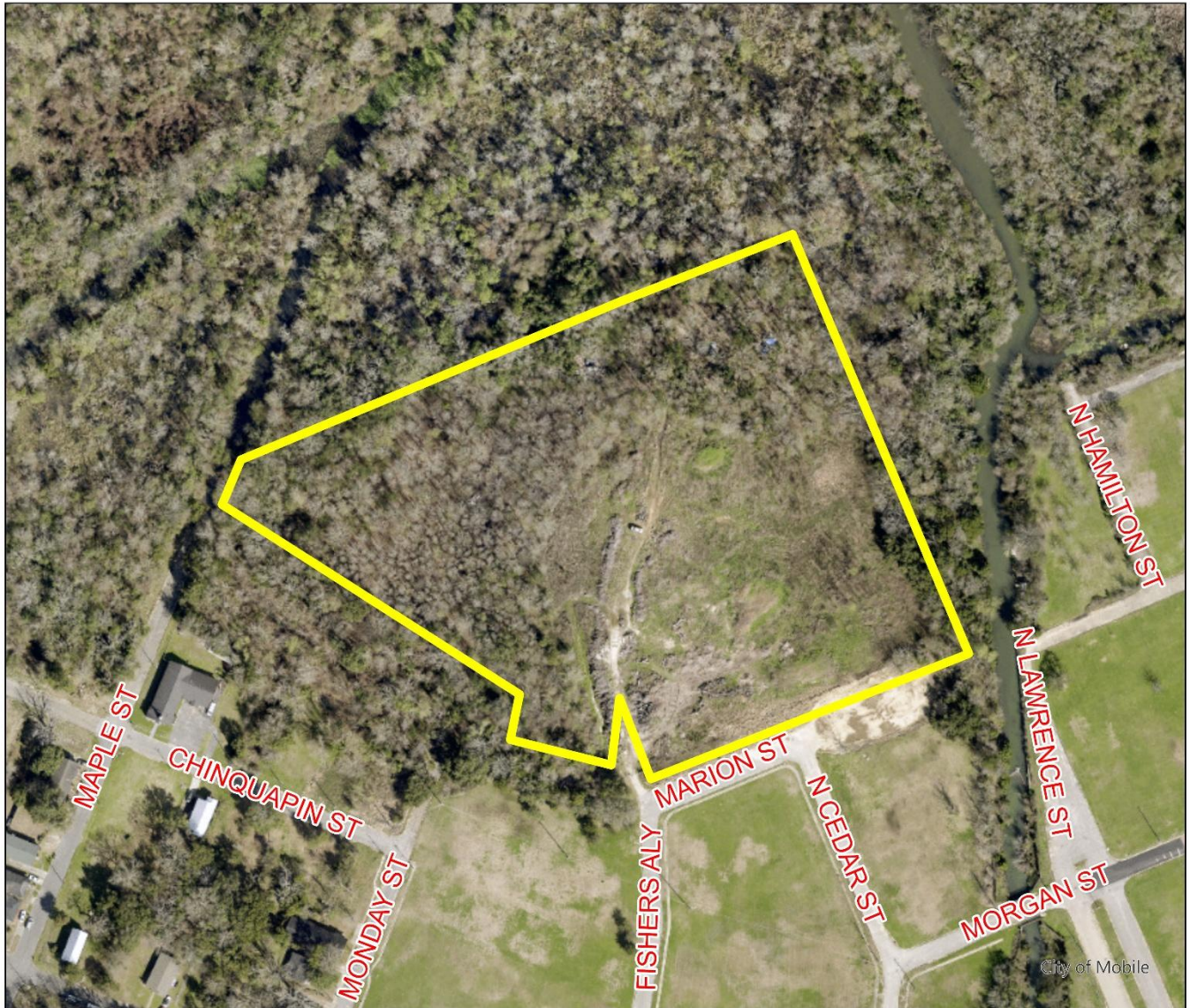
Board Consideration:

- Special Exception approval to allow an electrical substation in an R-2, Two-Family Residential Suburban District.


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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER <u> 6686 </u> DATE <u> March 2, 2026 </u>	 NTS
APPLICANT <u> Alabama Power Company (Chester Lachowicz, Agent) </u>	
REQUEST <u> Special Exception </u>	

SITE HISTORY

The subject site was before the Planning Commission at its August 18, 2022 meeting for a one-lot Subdivision and Planning Approval to allow an electrical substation in an R-2, Two-Family Residential District. Both applications were approved, and the Subdivision plat was recorded in Probate Court as the One Mile DS Substation Subdivision. Planning Approvals that were approved prior to the effective date of the UDC expired within two (2) years of the effective date of the UDC. As the project has not been developed, and it has been more than two (2) years since the adoption of the UDC on March 1, 2023, the Planning Approval has expired.

The subject site was before the Board of Zoning Adjustment at its August 4, 2025 meeting. The Board approved a Special Exception to allow an electrical substation in an R-2, Two-Family Residential Suburban District.

STAFF COMMENTS

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 [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 an extension of the most recent approval to allow an electrical substation in an R-2, Two-Family Residential Suburban District, approved by the Board at its August 4, 2025 meeting.

The Variance was approved subject to the following conditions:

- 1) Revise the site plan to indicate the height and materials of the existing perimeter fence;
- 2) Relocate the existing perimeter fence to be outside of the 25-foot minimum building setback line if it is a privacy fence (or similar) taller than three-feet (3');
- 3) Revision of the site plan to provide at least one (1) queueing space (9' x 17' each) in front of the gate to allow vehicles to pull out of the right-of-way;
- 4) Revise the site plan to depict an eight-foot (8') high solid masonry wall or wood fence around the substation;
- 5) Placement of a note on the site plan stating that storage of materials, trucks or repair equipment shall not be permitted on the site.
- 6) Revise the site plan to depict a compliant residential buffer where the site abuts residentially zoned properties;
- 7) Retention of the sidewalk along Marion Street;
- 8) Full compliance with tree planting and landscape area requirements for the portion of the site that is being developed.
- 9) Submittal of a revised site plan (.pdf) to planning@cityofmobile.org prior to the issuance of permits; and
- 10) Full compliance with all municipal codes and ordinances.

This is the first extension request for this approval.

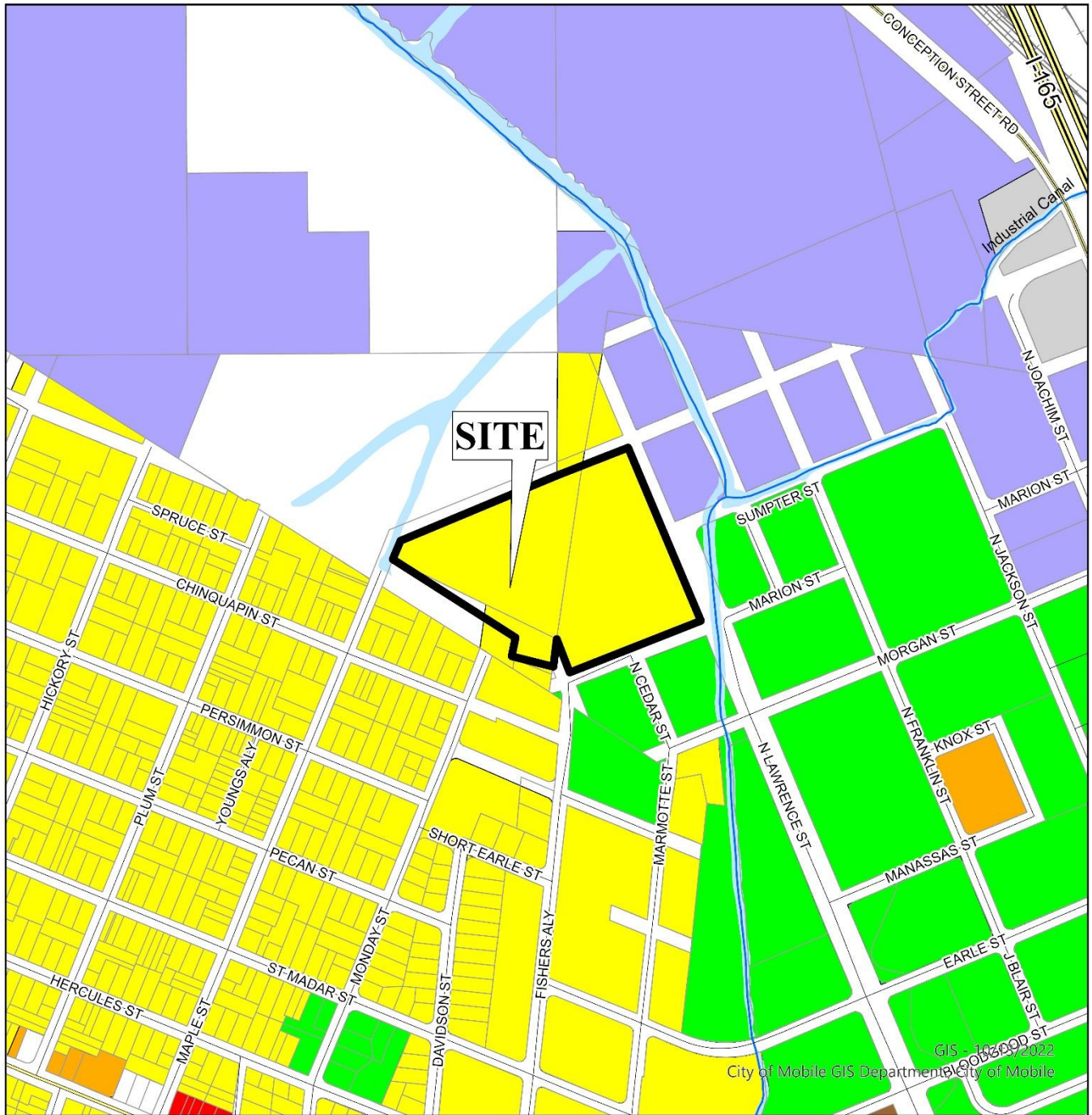
As justification for the request, the applicant states that the design and procurement of the required wall delayed the project timeline and that the project is nearing construction.

SPECIAL EXCEPTION CONSIDERATIONS

Standards of Review:

The Board is generally amenable to first-time extension requests when the applicant is progressing toward site development, provided the extension remains consistent with the original findings of fact.

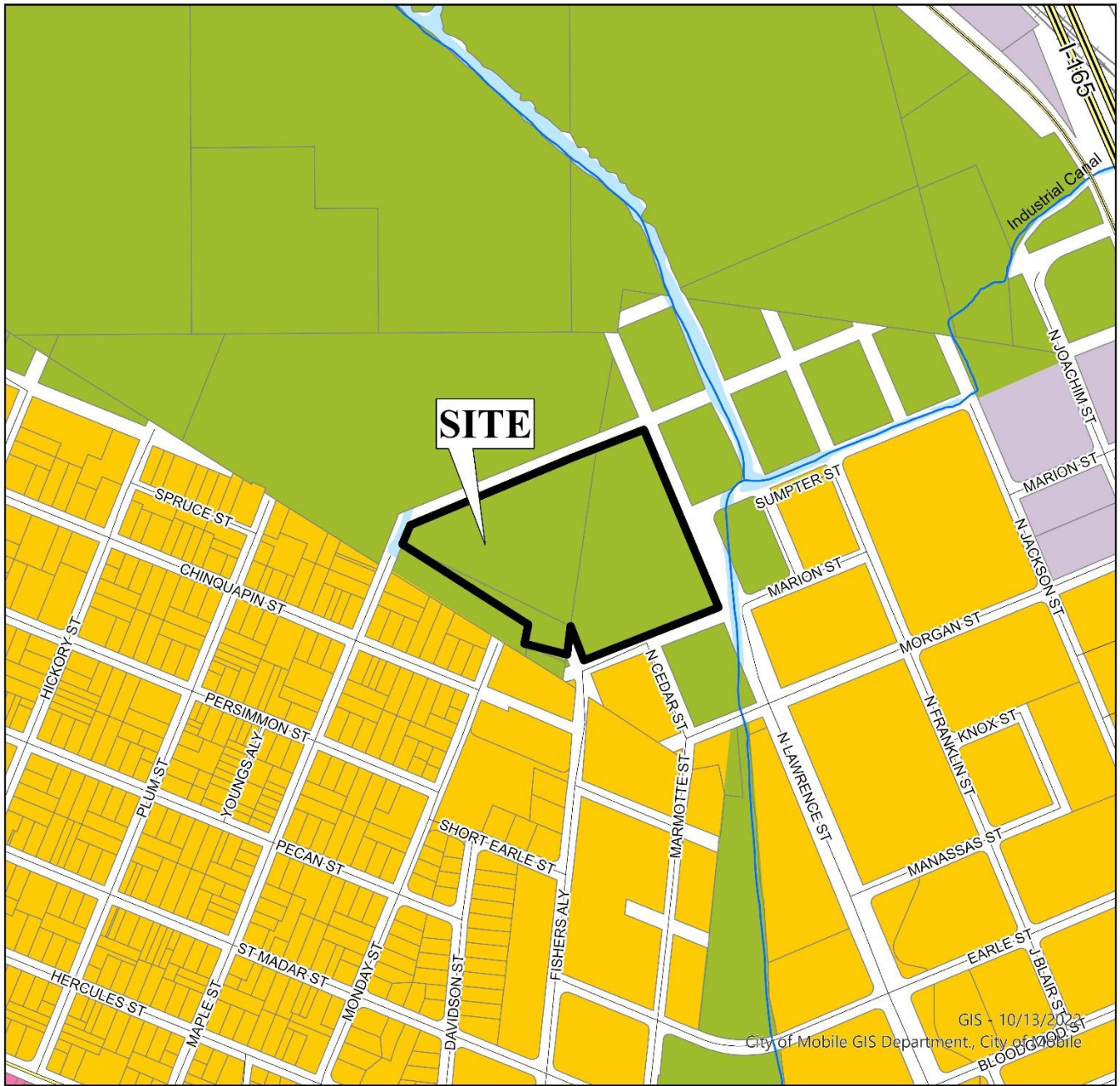
LOCATOR ZONING MAP



APPLICATION NUMBER 6686 DATE March 2, 2026
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 REQUEST Special Exception



FLUM LOCATOR MAP



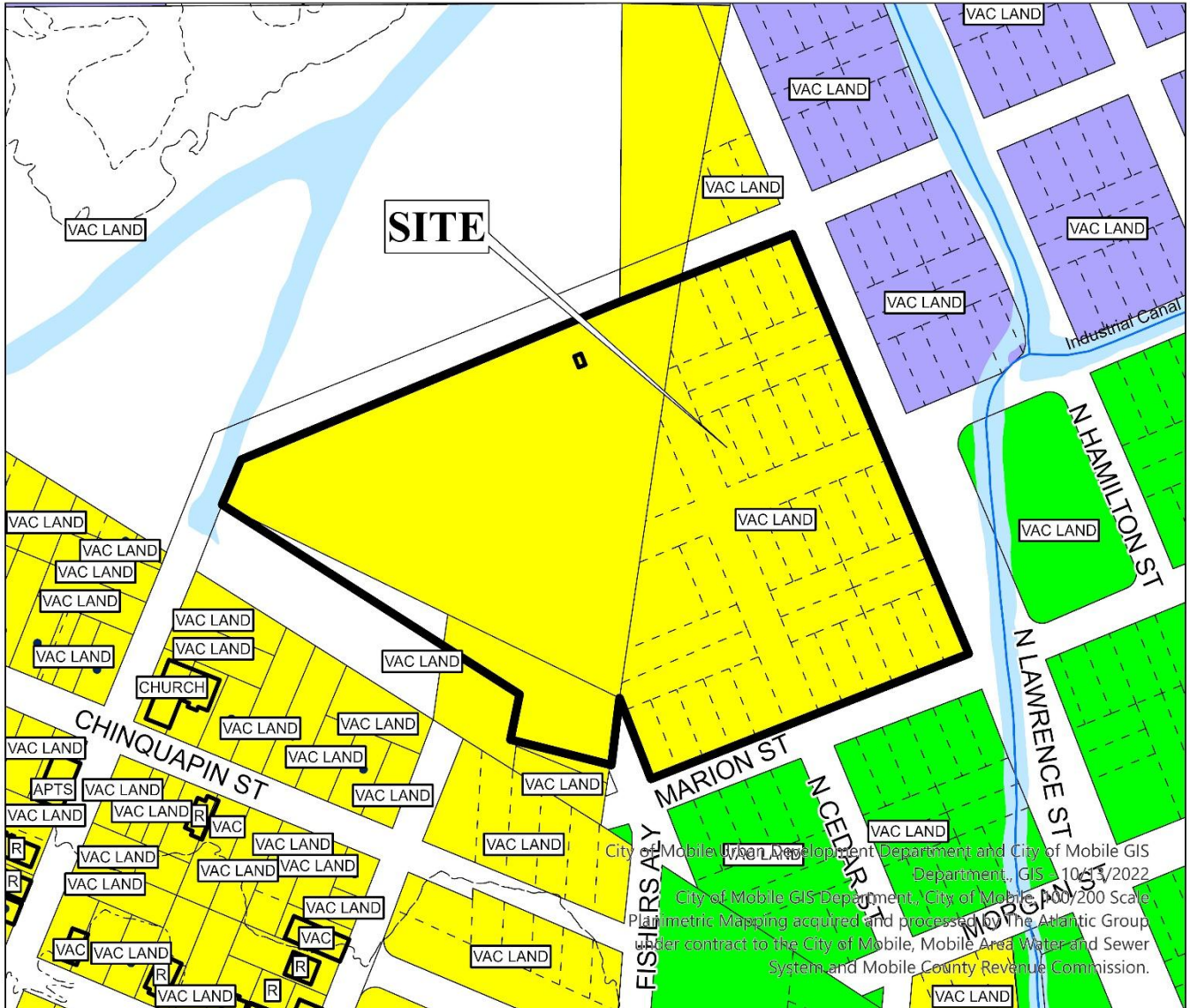
GIS - 10/13/2022
City of Mobile GIS Department, City of Mobile

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



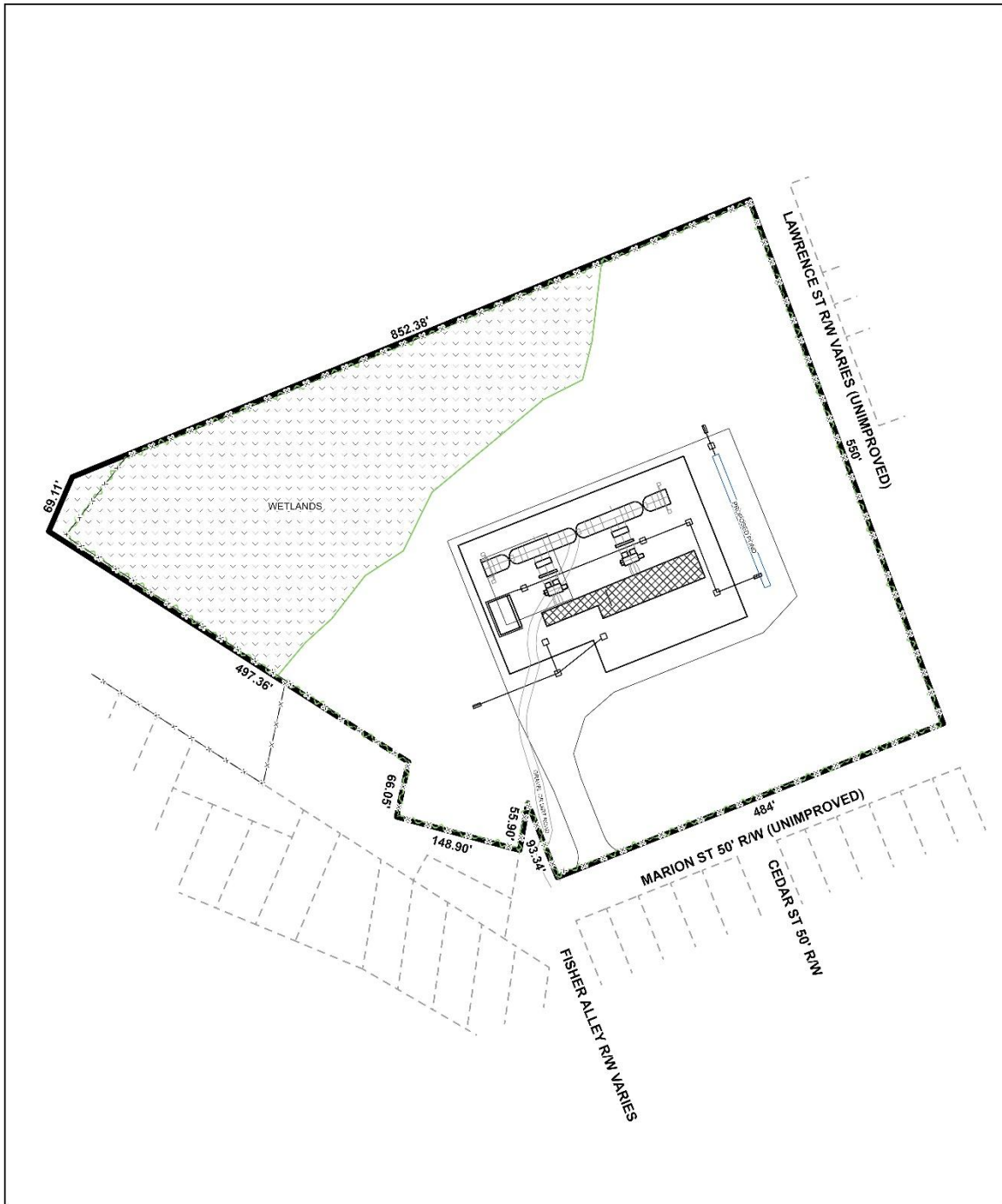
BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING




The site is surrounded by residential units.

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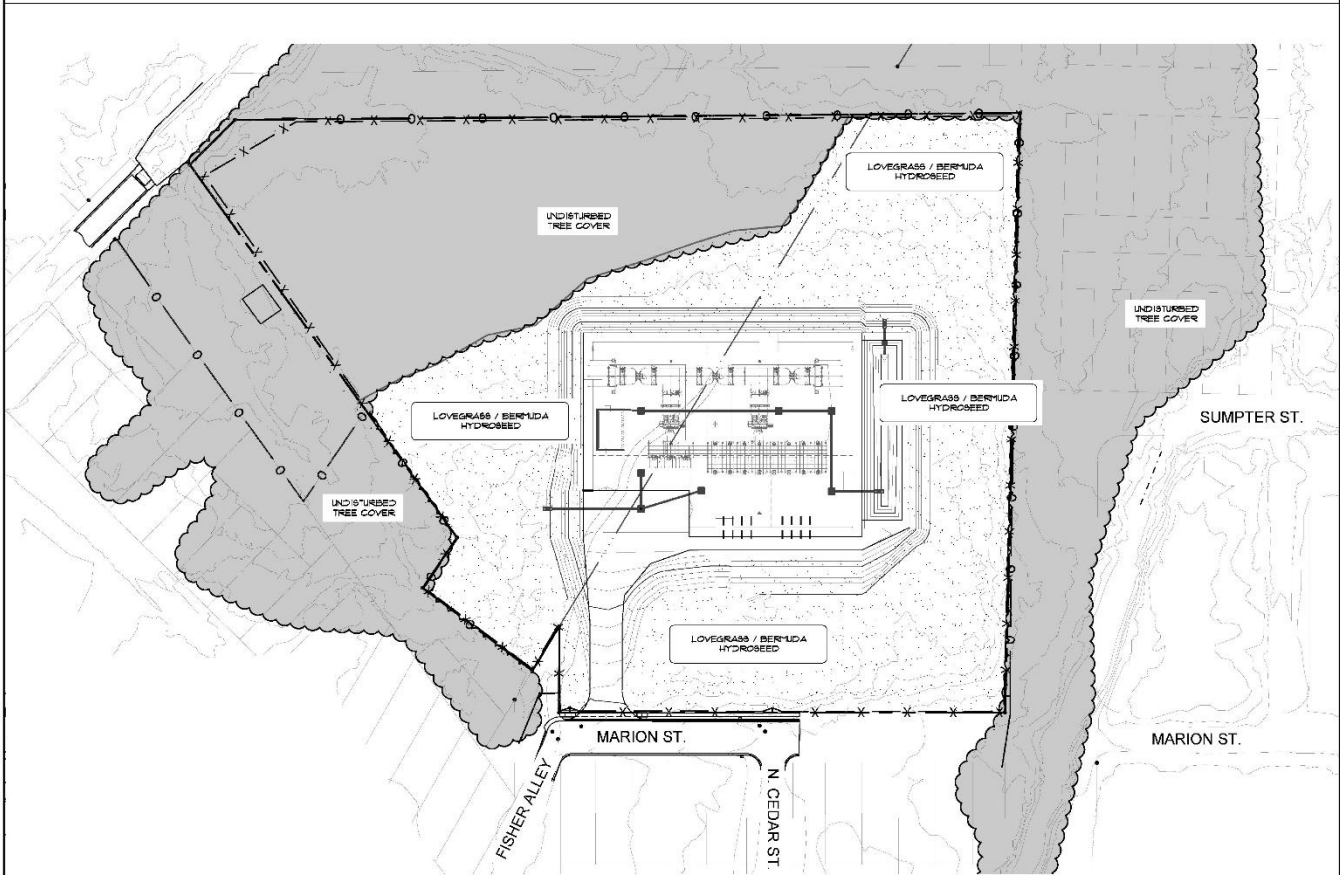
SITE PLAN



The site plan illustrates drives, proposed substation, fences, and wetlands.

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DETAIL SITE PLAN

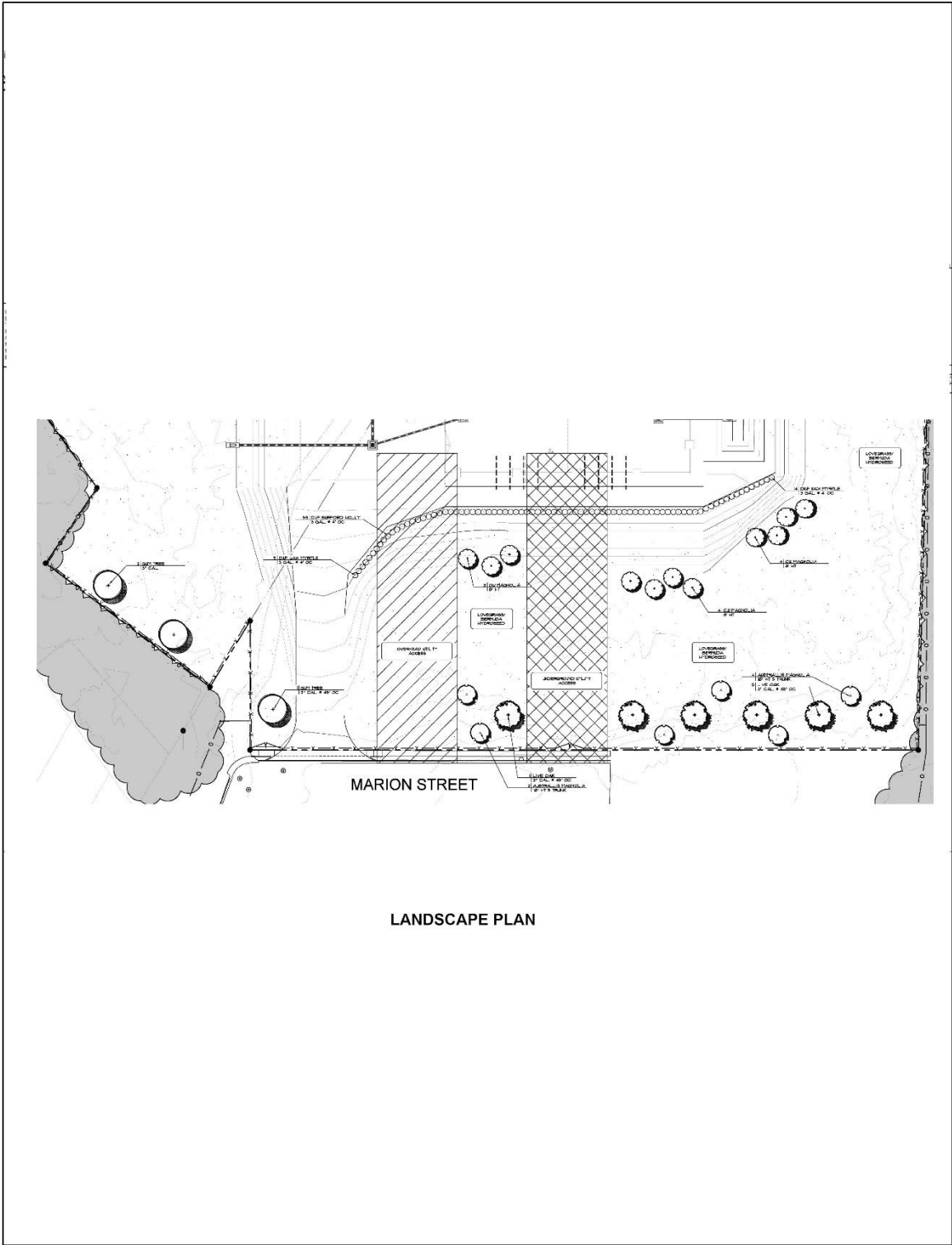


SITE IMPROVEMENTS PLAN

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DETAIL SITE PLAN



LANDSCAPE PLAN

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