

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: February 1, 2016****CASE NUMBER**

5992

APPLICANT NAME

Raymond M. Carney

LOCATION511 Houston Street
(Southeast corner of Houston Street and Booker Street).**ANALYSIS**

This is a request for a six-month extension of previously approved Use and Surface Variances to allow a seafood distributorship in a B-2, Neighborhood Business District with aggregate access, maneuvering and parking surfaces. The subject site is located at the Southeast corner of Houston Street and Booker Street, in Council District 2.

This is the first extension request since the variance was originally approved at the Board of Zoning Adjustment's August 3, 2015 meeting.

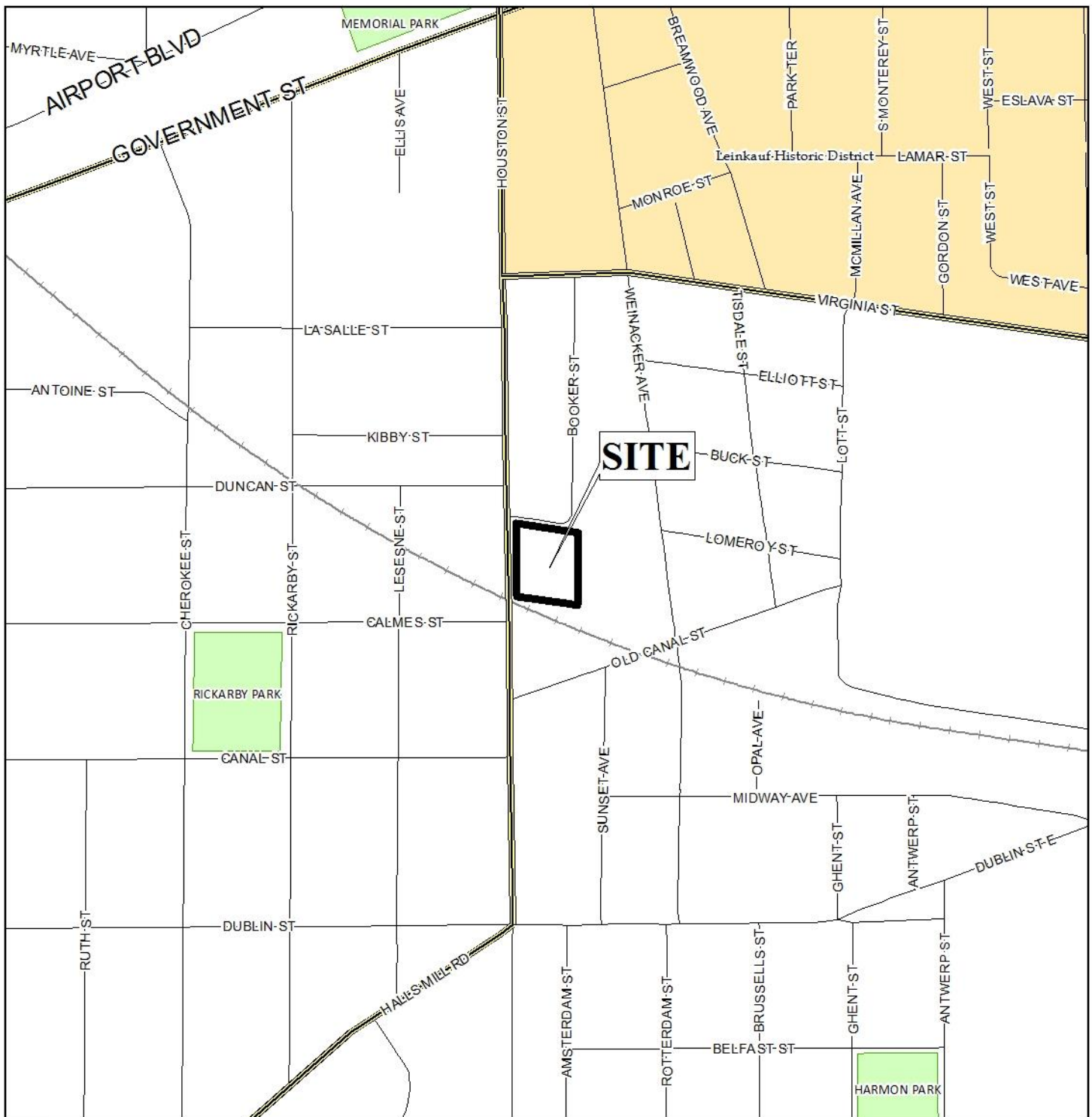
The applicant states that a delay in the completion of site plans has consequently delayed the acquisition of the appropriate permits to allow operation of the business as justification for this request. It should be noted that a pre-development meeting was held with the applicant on December 30, 2015; representatives from Planning, Permitting, Building, Plumbing, Electrical, Mechanical, and Engineering, all from the city, were present, as were representatives from the Mobile County Health Department. The applicant was informed that he must submit the following and comply with any associated requirements before a business license can be issued:

- 1) a land disturbance application;
- 2) building plans;
- 3) electrical information;
- 4) plumbing information (for an ADA-compliant restroom);
- 5) mechanical information (due to a walk-in freezer); and
- 6) the applicant may also have to coordinate with the Alabama Department of Public Health regarding the possible handling of soft-shell crabs (which has more stringent regulations than hard shell crabs).

RECOMMENDATION:

Based on the preceding, staff recommends approval; however the applicant should be aware that future extensions are unlikely.

LOCATOR MAP



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REQUEST Use and Surface Variances



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units and residential units.

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REQUEST Use and Surface Variances

 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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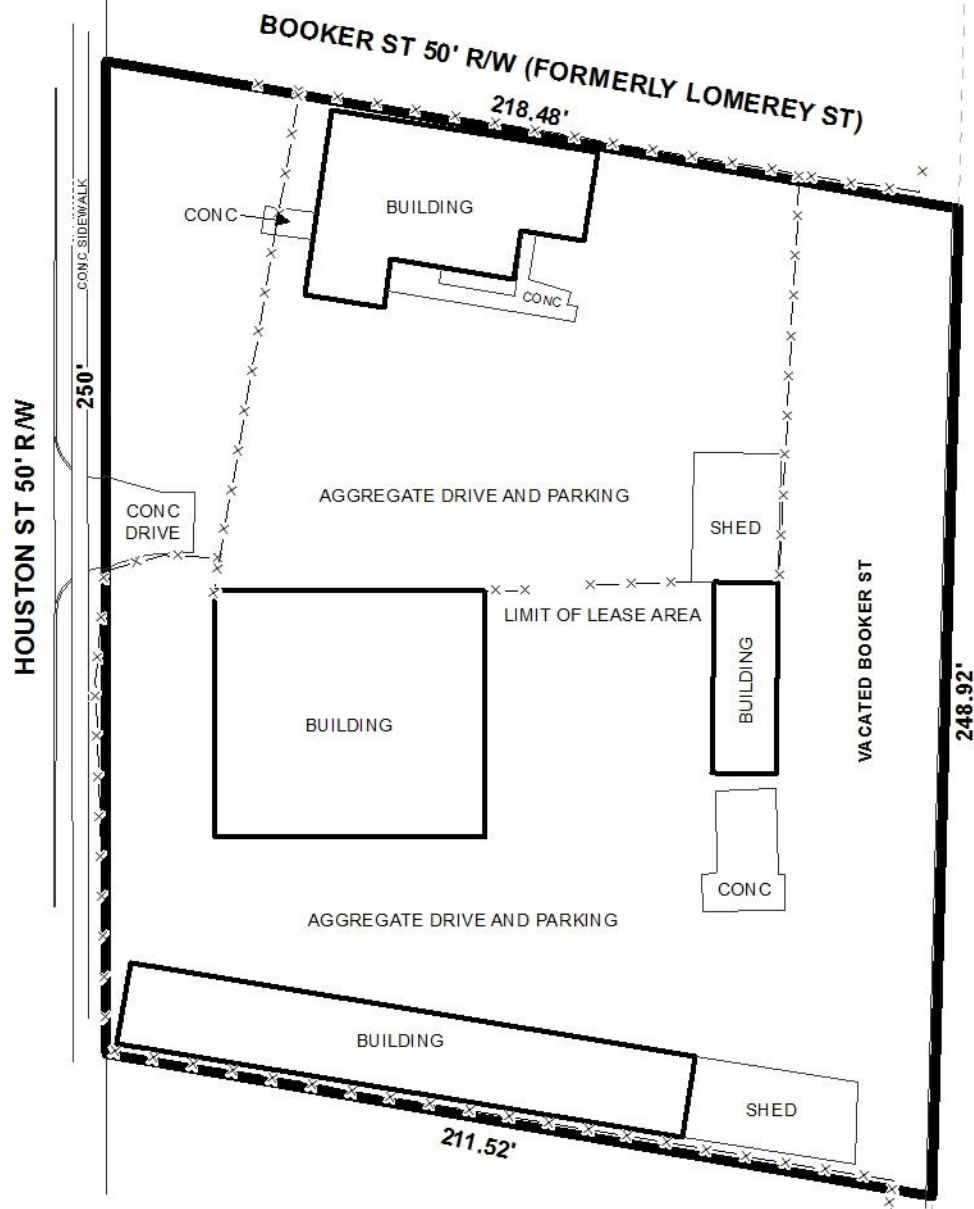
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EXIST SITE PLAN



The site plan illustrates the existing buildings, existing sheds, and parking areas.

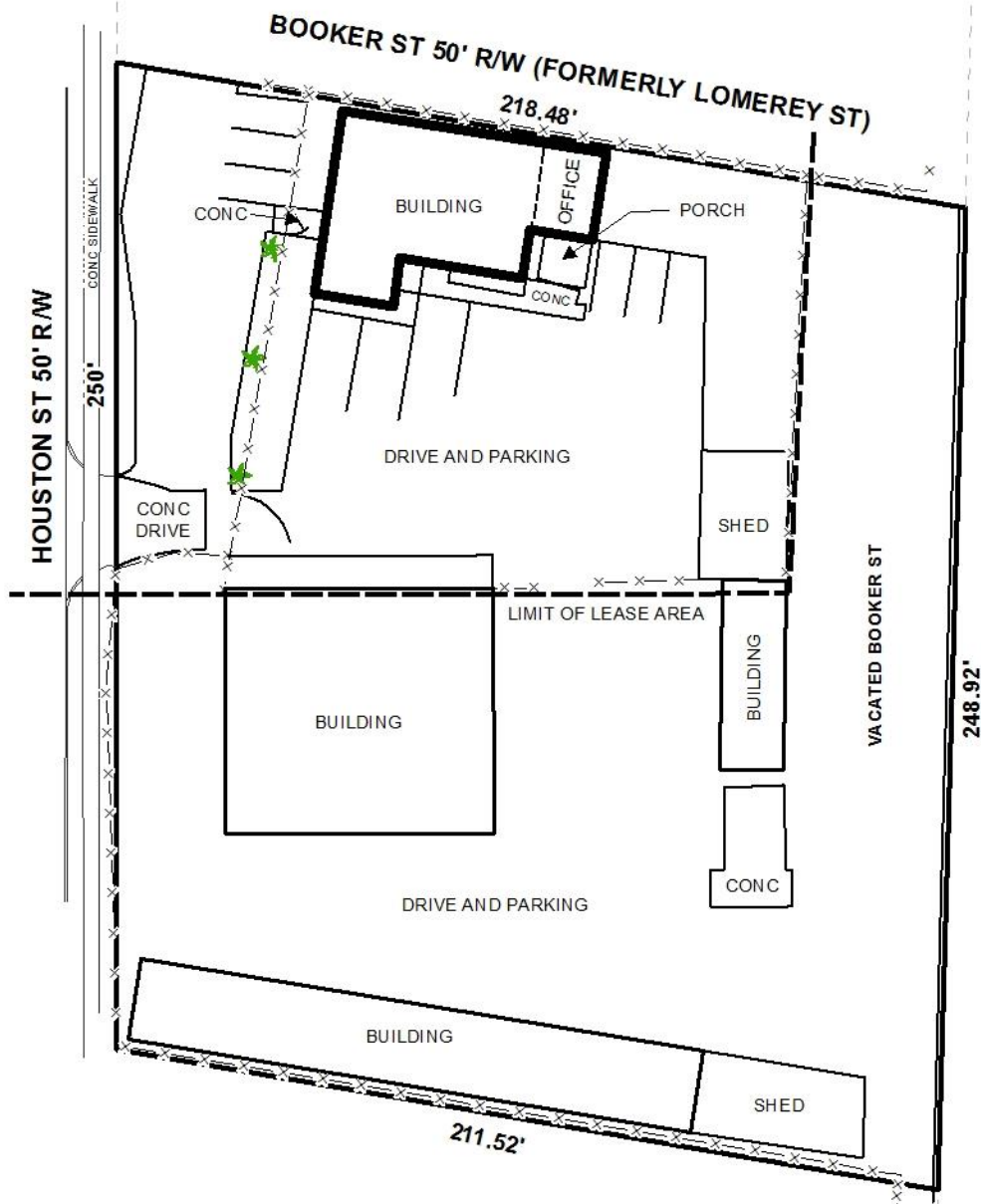
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PROP SITE PLAN



The site plan illustrates the existing buildings, existing sheds, and proposed parking areas.

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NTS