

**WITHDRAWN**

APPLICATION NUMBER

**5326**

A REQUEST FOR

**USE, HEIGHT, FRONT YARD AND SIDE STREET SETBACK  
VARIANCES TO ALLOW A RETAIL AND MULTI-FAMILY,  
RESIDENTIAL, CONDOMINIUM DEVELOPMENT ON A SPLIT-  
ZONED (R-1, SINGLE-FAMILY RESIDENTIAL, I-1, LIGHT  
INDUSTRY, AND I-2, HEAVY INDUSTRY) SITE, TO ALLOW A  
MAXIMUM OVERALL HEIGHT OF 263 FEET AND TO ALLOW A  
BUILDING ACROSS A FRONT PROPERTY LINE AND TO WITHIN  
10-FEET OF A SIDE STREET PROPERTY LINE; RETAIL USES  
ARE ALLOWED BY RIGHT IN B-2--B-4 DISTRICTS, MULTI-  
FAMILY DEVELOPMENTS ARE ALLOWED BY RIGHT IN R-3,  
B-1 AND B-4 DISTRICTS, A MAXIMUM OVERALL HEIGHT OF  
100-FEET IS ALLOWED IN AN I-2 DISTRICT, THE MINIMUM  
FRONT YARD SETBACK IS 25-FEET AND A 20-FOOT SIDE  
STREET SETBACK IS REQUIRED WHEN THE LOT TO THE  
REAR FRONTS THE SIDE STREET**

LOCATED AT

**11 GOVERNMENT STREET**

(Southeast corner of Government Street and South Water Street extending to the Mobile  
River)

APPLICANT/OWNER

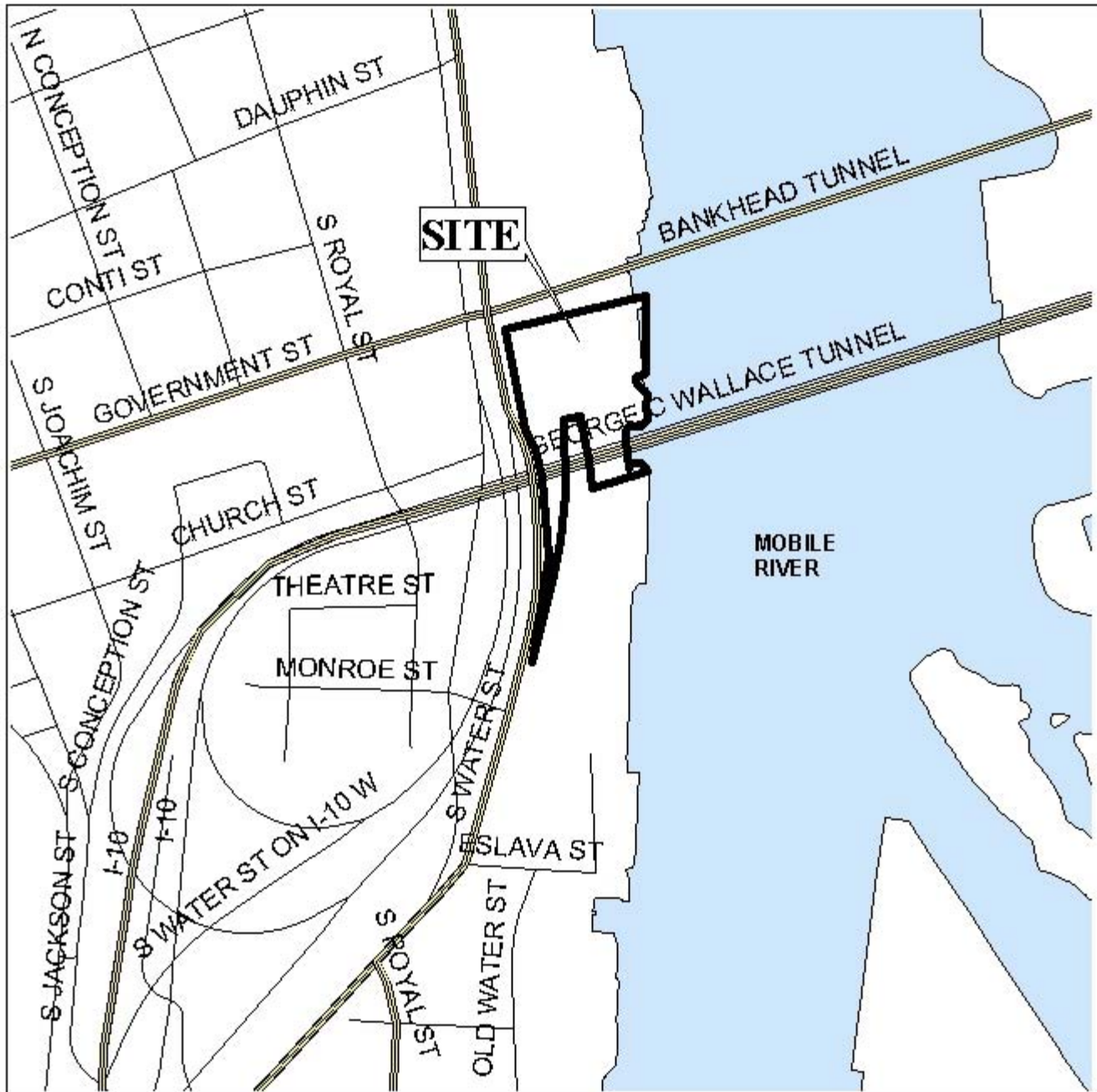
**MILLENNIUM MOBILE, L.L.C.**

**BOARD OF ZONING ADJUSTMENT**

OCTOBER 2005

The applicant is requesting Use, Height, Front Yard and Side Street Setback Variances to allow a retail and multi-family, residential, condominium development on a split-zoned (R-1, Single-Family Residential, I-1, Light Industry, and I-2, Heavy Industry) site, to allow a maximum overall height of 263 feet and to allow a building across a front property line and to within 10-feet of a side street property line; retail uses are allowed by right in B-2—B-4 Districts, multi-family developments are allowed by right in R-3, B-1 and B-4 districts, a maximum overall height of 100 feet is allowed in an I-2 district, the minimum front yard setback is 25 feet and a 20-foot side street setback is required when the lot to the rear fronts the side street.

## LOCATOR MAP



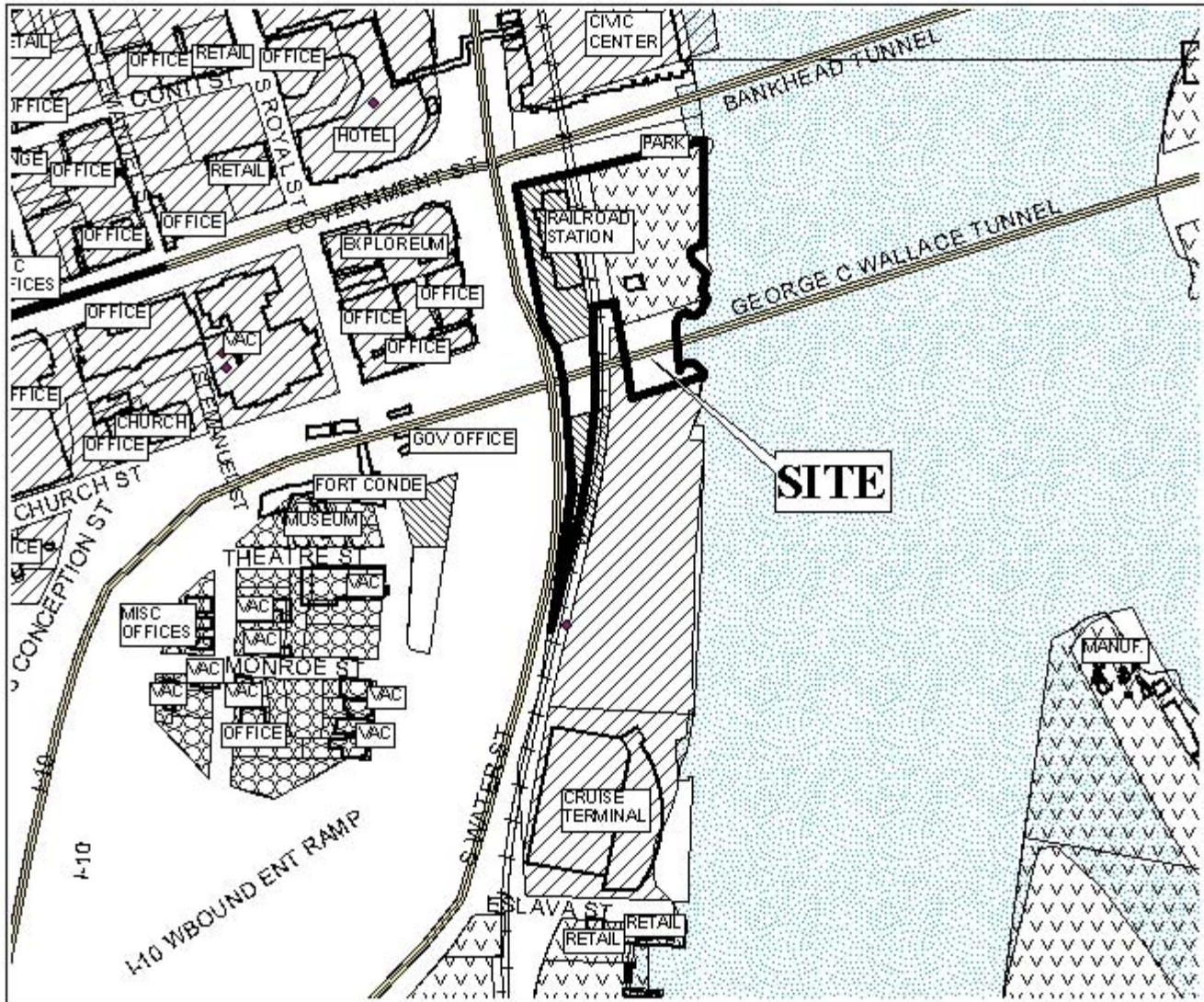
APPLICATION NUMBER 5326 DATE October 3, 2005

APPLICANT Millenium Mobile, L.L.C.

REQUEST Use Variance



# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by miscellaneous businesses, with Mobile Bay located to the East.

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REQUEST Use Variance

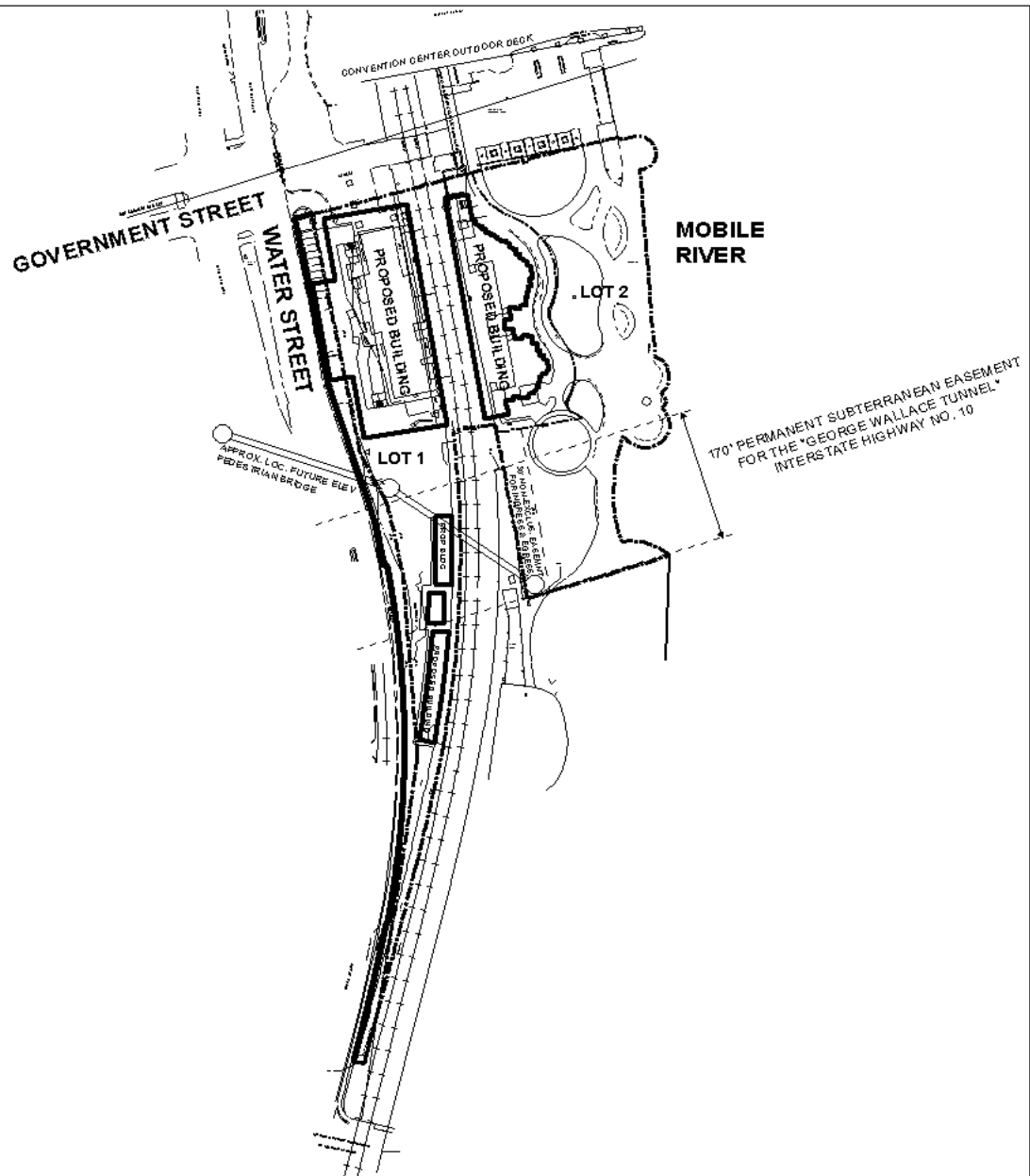
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS

# SITE PLAN



The site is located on the Southeast corner of Government Street and South Water Street extending to the Mobile River. The plan illustrates the proposed structures and park layout, along with the existing railroad tracks.

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