



Agenda Item # 4

BOA-003302-2025

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

2550 Spring Hill Avenue

Applicant / Agent:

Keri Coumanis

Property Owner(s):

Cary and Charlotte March

Current Zoning:

R-1, Single-Family Residential

Future Land Use:

Mixed Density Residential

Case Number:

6667

Unified Development Code (UDC) Requirement:

- The Unified Development Code (UDC) requires short-term rentals to obtain a Conditional Use Permit (CUP) in an R-1, Single-Family Residential Urban District.

Board Consideration:

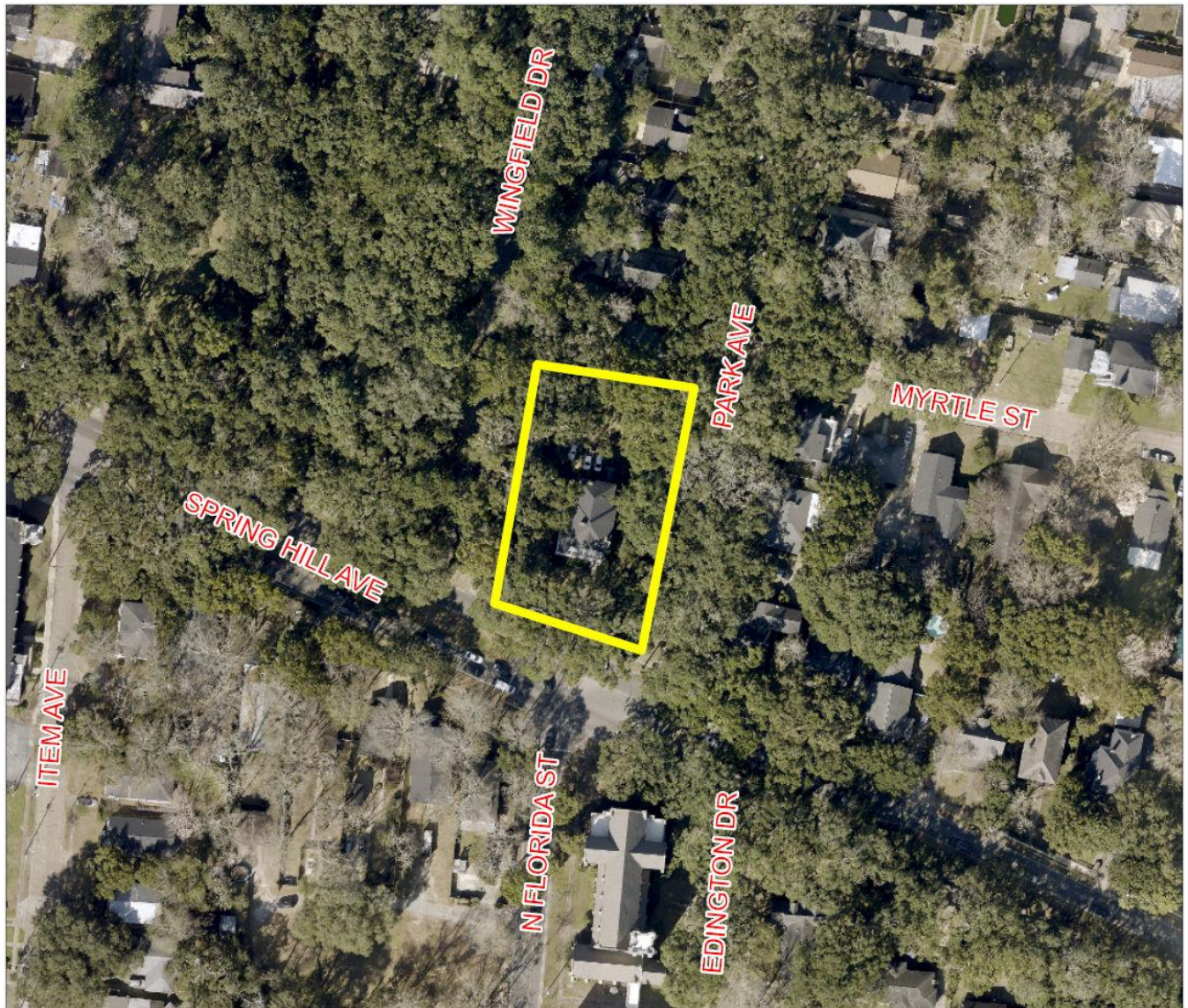
- Administrative Appeal of staff's determination that the subject site is not a legally non-conforming short-term rental in an R-1, Single-Family Residential Urban District.

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BOARD OF ADJUSTMENT

VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER 6667 DATE May 5, 2025
 APPLICANT Keri Coumanis
 REQUEST Administrative Appeal



NTS

SITE HISTORY

The subject site is being operated as a Short-Term Rental. The Short-Term Rental is operating out of the associated carriage house on site as two (2) separate Short-Term Rental units. According to documentation presented to staff, the site has been operating as a Short-Term Rental since 2018 despite the application saying the site has been operating as a Short-Term Rental since 2019.

On March 14, 2025, Planning and Zoning received an application for a “Request for Nonconforming Status” for the on-site Short-Term Rental.

On March 21, 2025, Planning and Zoning staff informed the applicant that City of Mobile Legal Staff has determined that Short-Term Rentals are not eligible to be grandfathered in as a pre-existing use. Therefore, the applicant is required to meet all current applicable municipal codes. The applicant was advised that they could apply for a Conditional Use Permit to be reviewed by the Planning Commission if they wished to seek to continue to operate as a Short-Term Rental.

On March 28, 2025, the applicant informed Planning and Zoning staff of their intent to appeal the administrative decision rendered by the City of Mobile Legal Staff that determined that Short-Term rentals are not eligible to be grandfathered in as a pre-existing use.

On March 31, 2025, Planning and Zoning staff informed the applicant of the appeals process and submittal dealing. On April 1, 2025, the applicant submitted their Administrative Appeal application to the Board of Adjustment.

STAFF COMMENTS

Planning Comments:

The applicant has requested an Administrative Appeal of staff’s determination that the subject site is not a legally non-conforming short-term rental in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) requires short-term rentals to obtain a Conditional Use Permit (CUP) in an R-1, Single-Family Residential Urban District.

Any administrative decision by the Director regarding the applicability or interpretation of any provision of this Chapter may be appealed to the Board of Adjustment by any person aggrieved by any decision of the Director with respect to the administration or enforcement of this Chapter. The Board of Adjustment is authorized to hear and decide appeals where it is alleged there is error in any order, requirement, decision or determination made by an administrative office in the enforcement of this article or of any ordinance adopted pursuant thereto.

The applicant is requesting that the property be granted Nonconforming Status for the use of a historic guest house/garage apartment as a Short-Term Rental. The application states “The Short-Term Rental is operating out of the associated carriage house on site as two separate Short-Term Rental units”. A carriage house is considered an accessory building and according to the UDC, a Short-Term Rental “may not occupy any accessory structure, accessory dwelling unit, outdoor space, or recreational vehicle on the site.”

The complete application and supporting documents are available via the link on page 1.

Granting this appeal would allow for all existing Short-Term Rentals to appear before this Board as an Administrative Appeal to request their Short-Term Rental be granted non-conforming status. This is not a use variance, granting this appeal would apply to every Short-Term Rental in an R-1 Single Family District in the City of Mobile. As such, it would supersede all of the criteria set forth for Short-Term Rentals in the City of Mobile, rendering the criteria in the UDC moot.

ADMINISTRATIVE APPEAL CONSIDERATIONS

Standards for Decision:

In reaching its decision, the Board shall consider the following:

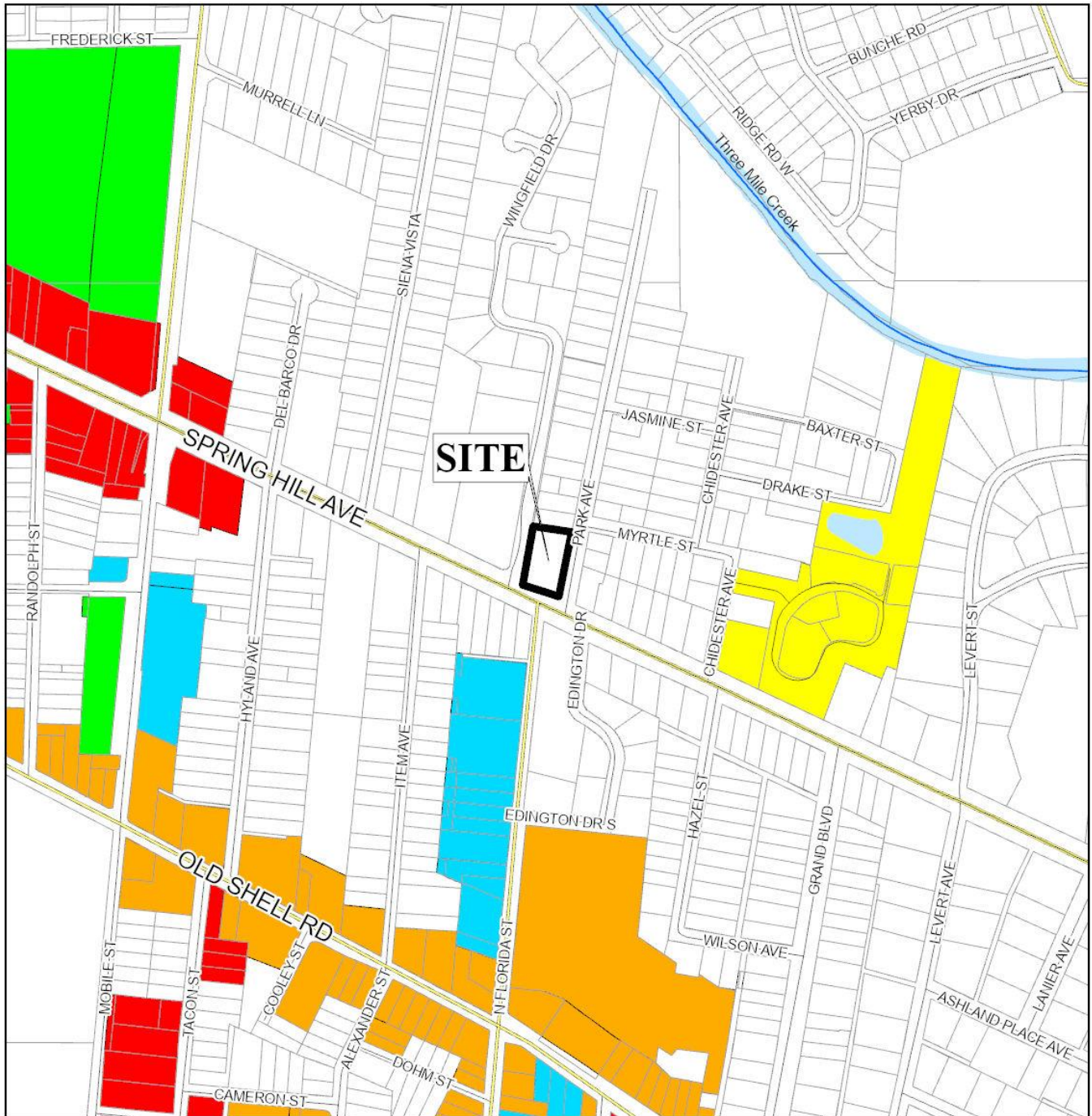
1. Whether there was error in any order, requirement, decision or determination made by an administrative official;
2. Whether the decision was the result of an arbitrary or capricious interpretation of the requirements of this Chapter; or
3. Whether the decision was an incorrect interpretation of this Chapter.

Considerations:

The Board shall render a decision based upon the following findings of fact supported by evidence in the record, and may:

- A) Reverse or affirm, wholly or partly, the decision, or;
- B) Modify the order, requirement, decision, or determination appealed from and make such order, requirement, decision, or determination as ought to be made, and, to that end, shall have all the powers of the officer from whom the appeal is taken.

LOCATOR ZONING MAP



APPLICATION NUMBER 6667 DATE May 5, 2025

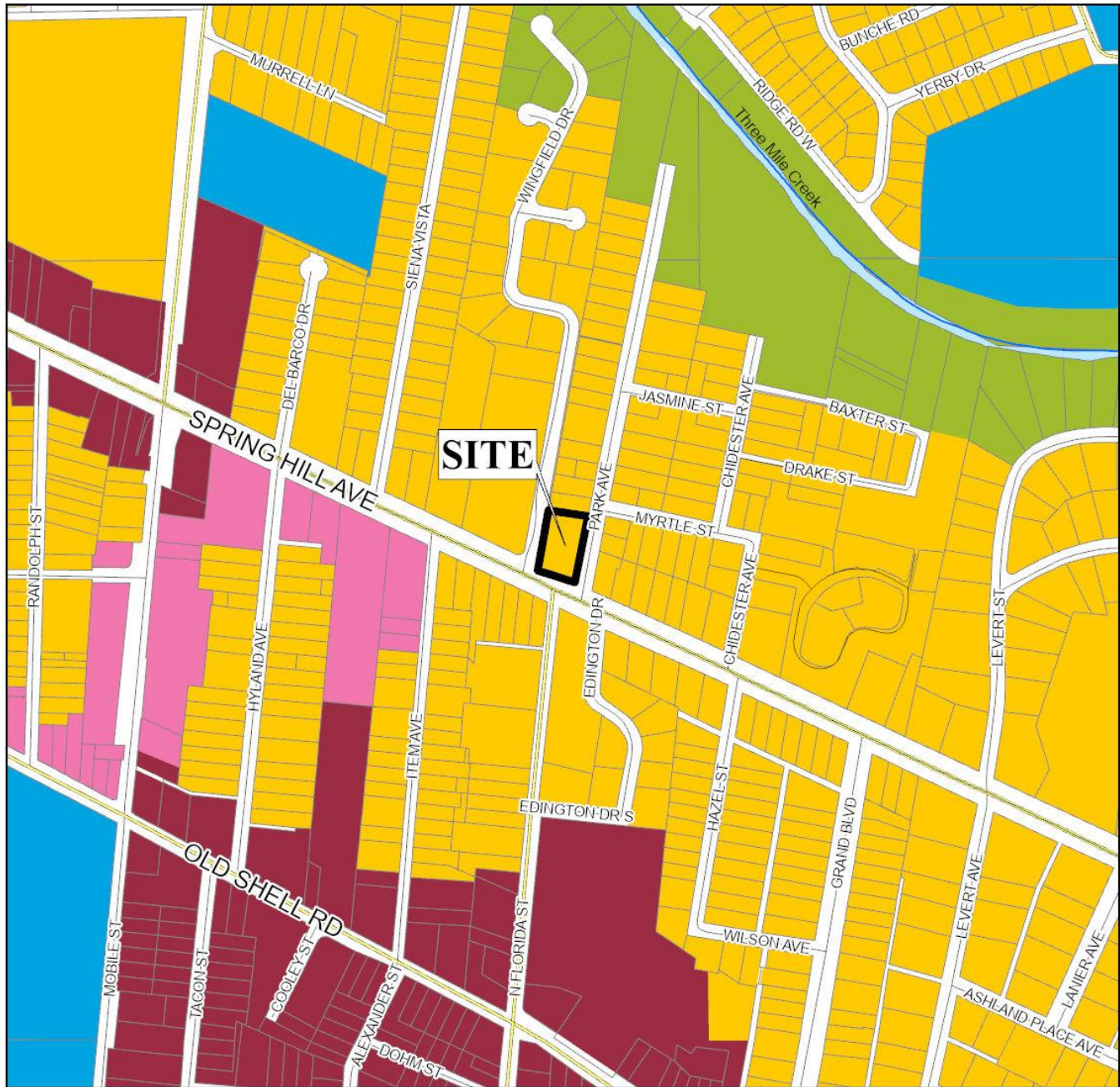
APPLICANT Keri Coumanis

REQUEST Administrative Appeal



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 6667 DATE May 5, 2025

APPLICANT Keri Coumanis

REQUEST Administrative Appeal

- | | | | |
|---|---|---|---|
| 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



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REQUEST Administrative Appeal

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	



ZONING DISTRICT CORRESPONDENCE MATRIX			LOW DENSITY RESIDENTIAL (LDR)	MIXED DENSITY RESIDENTIAL (MXDR)	DOWNTOWN (DT)	DISTRICT CENTER (DC)	NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	NEIGHBORHOOD CENTER - SUBURBAN (NC-S)	TRADITIONAL CORRIDOR (TC)	MIXED COMMERCIAL CORRIDOR (MCC)	LIGHT INDUSTRIAL (LI)	HEAVY INDUSTRY (HI)	INSTITUTIONAL LAND USE (INS)	PARKS & OPEN SPACE (POS)	DOWNTOWN WATERFRONT (DW)	WATER DEPENDENT USES (WDWU)
RESIDENTIAL - AG	R-A															
ONE-FAMILY RESIDENCE	R-1	■					■		■					□		
TWO-FAMILY RESIDENCE	R-2	■					■		■					□	○	
MULTIPLE-FAMILY	R-3	○	■				■	■						□	○	
RESIDENTIAL-BUSINESS	R-B		○				■		■					□	○	
TRANSITIONAL-BUSINESS	T-B		○		■		■	■	■					□		
HISTORIC BUSINESS	H-B			■			■		■					□		
VILLAGE CENTER	TCD						■	■						□		
NEIGH. CENTER	TCD						■	■						□		
NEIGH. GENERAL	TCD						■							□		
DOWNTOWN DEV. DDD	T-6			■										□		
DOWNTOWN DEV. DDD	T-5.1			■			■		□					□		
DOWNTOWN DEV. DDD	T-5.2			■			■							□		
DOWNTOWN DEV. DDD	T-4			■			■		□					□		
DOWNTOWN DEV. DDD	T-3			■			■							□		
DOWNTOWN DEV. DDD	SD-WH										○	○		□		
DOWNTOWN DEV. DD	SD	○	○	○	○	○	○	○	○		○	○		□		
BUFFER BUSINESS	B-1		□				□	■	■	■				□	○	
NEIGH. BUSINESS	B-2		○				□	■	■	■				□	○	
LIMITED BUSINESS	LB-2		○				□	■	■	■				□	○	
COMMUNITY BUSINESS	B-3				■					■			○	□	○	
GEN. BUSINESS	B-4			■						■			○	□	○	
OFFICE-DISTRIBUTION	B-5									■	■			□	□	
LIGHT INDUSTRY	I-1										■			□	□	□
HEAVY INDUSTRY	I-2											■		□		□

Zoning District Correspondence Matrix

- Directly Related
- Elements of the zoning category are related to the future LU category, but with qualifications (such as a development plan with conditions)
- Land use category is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)



MIXED DENSITY RESIDENTIAL (MxDR)

This designation applies mostly to residential areas located between Downtown and the Beltline, where the predominant character is that of a traditional neighborhood laid out on an urban street grid.

These residential areas should offer a mix of single family homes, townhouses, 2- to 4- residential unit buildings, accessory dwellings, and low- and mid-rise multifamily apartment buildings. The density varies between 6 and 10 du/ac, depending on the mix, types, and locations of the housing as specified by zoning.

Like LDR areas, MxDR areas may incorporate compatibly scaled and sited complementary uses such as neighborhood retail and office uses, schools, playgrounds and parks, and churches and other amenities that create a complete neighborhood fabric and provide safe and convenient access to daily necessities.