



## Agenda Item # 4

### BOA-003565-2025

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

[Applicant Materials for Consideration](#)

## DETAILS

**Location:**  
601 Palmetto Street

**Applicant / Agent:**  
Dennis Langan Construction

**Property Owner:**  
Heath Simpson

**Current Zoning:**  
R-1, Single Family Residential Suburban District

**Future Land Use:**  
Mixed Density Residential

**Case Number:**  
6721

### Unified Development Code (UDC) Requirement:

- The UDC requires all structures to be a minimum of 25-feet from the front property line, and limits structures to a maximum of 35% site coverage in a R-1, Single-Family Residential District, Suburban.

### Board Consideration:

- Front Yard Setback and Site Coverage Variances to allow a building addition to be less than 25-feet from the front property line, and for the structure to exceed 35% site coverage in a R-1, Single-Family Residential Suburban District.

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



The site is surrounded by residential units.

APPLICATION NUMBER	6721	DATE	January 5, 2026
APPLICANT	Dennis Langan Construction		
REQUEST	Front Yard Setback and Site Coverage Variances		



## **SITE HISTORY**

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There have been no previous Planning Commission or Board of Zoning Adjustment applications associated with the site.

## **STAFF COMMENTS**

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### **Engineering Comments:**

No comments. A Single Family Residential LD Application has been applied for, it just needs to be approved and issued prior to beginning of any site work.

### **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 a Front Yard Setback and Site Coverage Variances to allow an addition to an existing residence to be within the front 25-foot setback, and for the structure to exceed the 35% site coverage in a R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires all structures to be a minimum of 25-feet from the front property line, and limits site coverage to a maximum of 35% in a R-1, Single-Family Residential Suburban District.

The existing structure on the site currently has an 11-foot front setback. The proposed addition would be setback 16-feet and three inches (16' 3") from the front property line, thus not exceeding the existing nonconforming setback of the structure. Sanburn Fire Insurance Maps show that the site was developed between 1891 and 1904. In the late 1960's and early 1970's, much of the area was developed as part of the Central Texas Street Urban Renewal Project, which resulted in many new homes built to suburban development standards. A few of the older homes, such as this site, were left intact.

As justification for this request, the applicant states that this addition (a bathroom) will be constructed in conjunction with the other repairs to the fire damaged home.

The complete application and supporting documents, including a detailed description of the Variance request, are available via the link on Page 1 of this report.

## **VARIANCE CONSIDERATIONS**

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### **Standards of Review:**

Variances are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes unnecessary hardship and substantial justice is a matter to be determined from the facts and circumstances of each application.

Article 5 Section 10-E. 1. of the Unified Development Codes states that the Board of Adjustment may grant a variance if:

- The Applicant demonstrates that the variance shall not be contrary to the public interest;
- Where, owing to special conditions a literal enforcement of the provision of this Chapter will result in unnecessary hardship; and
- The spirit of this Chapter will be observed and substantial justice done.

Article 5 Section 10-E.2. states; No variance shall be granted:

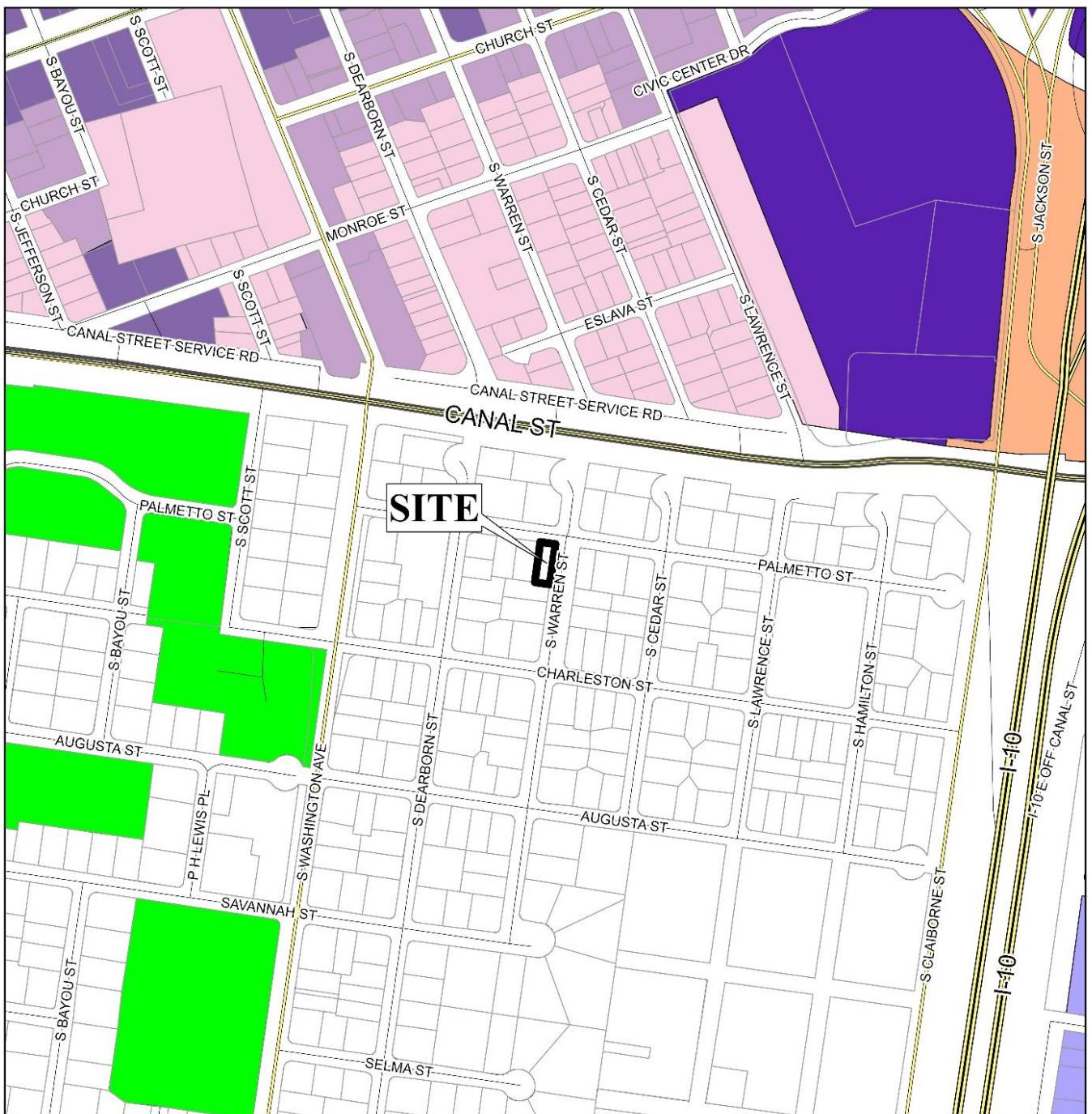
- (a) In order to relieve an owner of restrictive covenants that are recorded in Mobile County Probate Court and applicable to the property;
- (b) Where economic loss is the sole basis for the required variance; or
- (c) Where the variance is otherwise unlawful.

## **Considerations:**

If the Board considers approval of the request, the following findings of fact must be present:

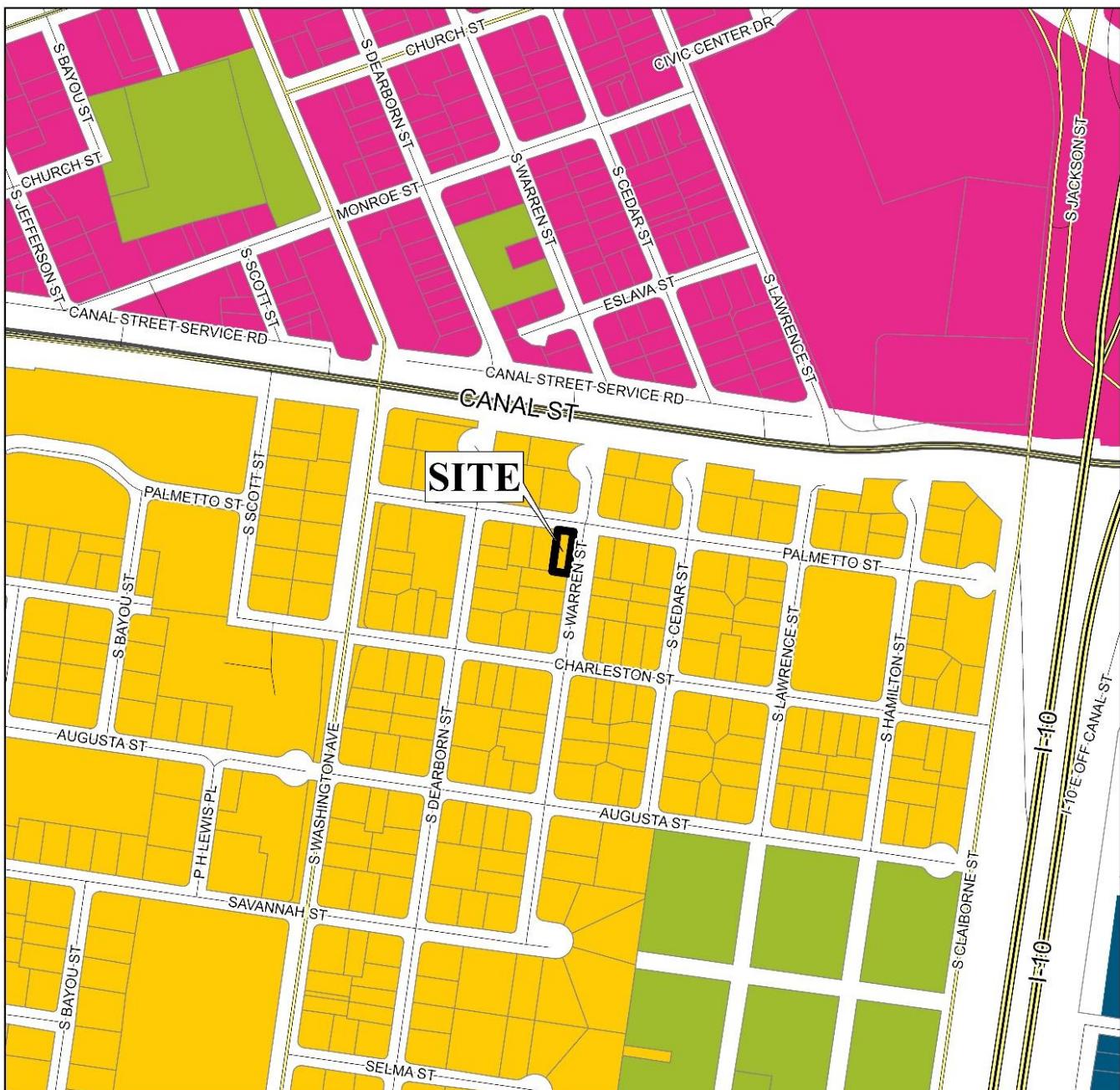
- A) The variance **will not** be contrary to the public interest;
- B) Special conditions **exist** such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C) The spirit of the chapter **shall be** observed and substantial justice **done** to the applicant and the surrounding neighborhood by granting the variance.

## LOCATOR ZONING MAP



APPLICATION NUMBER	6721	DATE	January 5, 2026	 NTS
APPLICANT	Dennis Langan Construction			
REQUEST	Front Yard Setback and Site Coverage Variances			

## FLUM LOCATOR MAP



APPLICATION NUMBER 6721 DATE January 5, 2026

APPLICANT Dennis Langan Construction

REQUEST Front Yard Setback and Site Coverage 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		
Pink	Downtown	Pink	Traditional Corridor	Blue	Institutional		
Red	District Center	Orange	Mixed Commercial Corridor	Green	Parks, Open Space		



# BOARD OF ADJUSTMENT

## VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

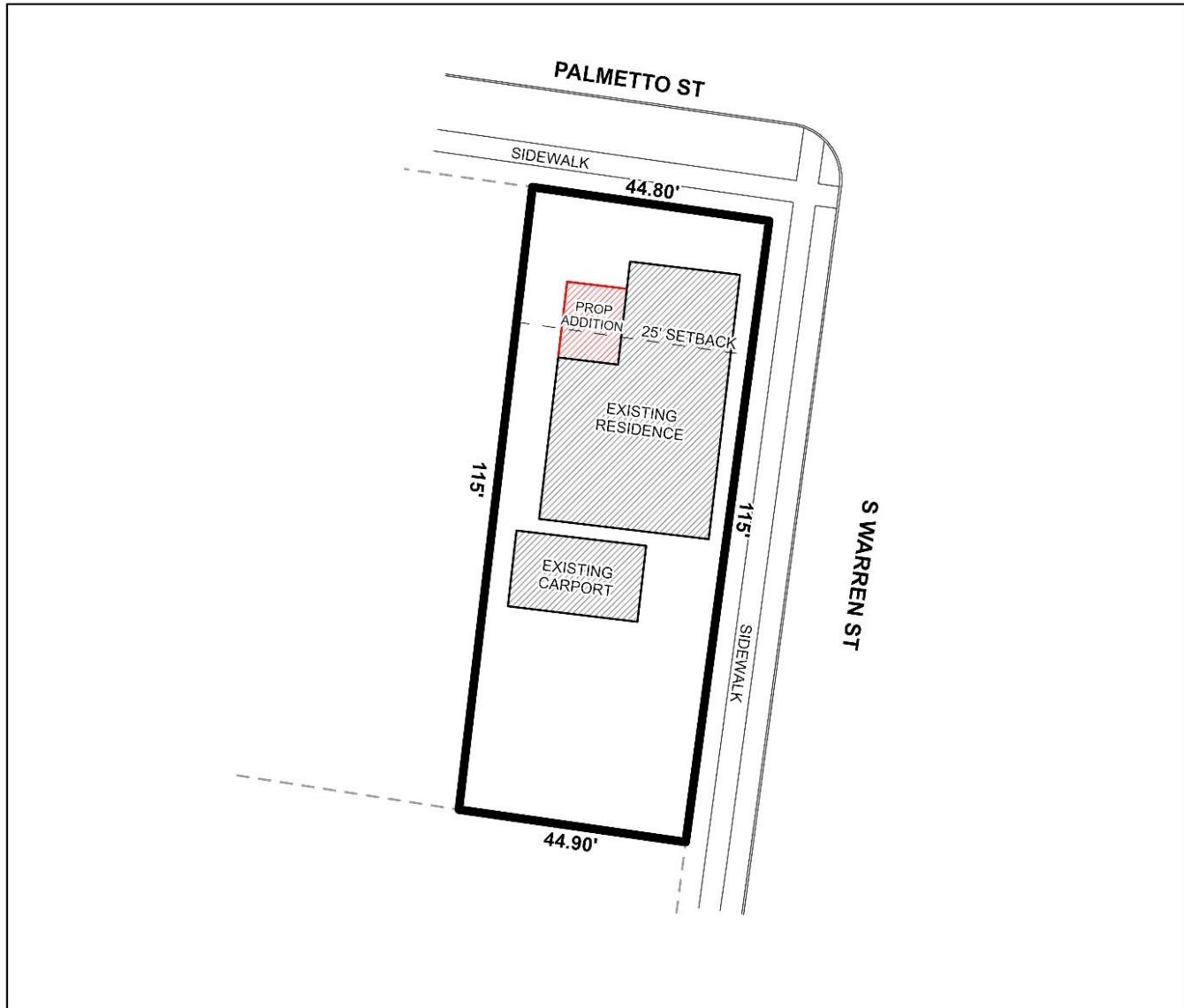
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## SITE PLAN



The site plan illustrates the proposed addition placement, existing residence, and current setback.

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## FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the "mixed use" types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is “automatically” assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

### Zoning correspondence matrix

## Residential Land Use Areas

### MIXED DENSITY RESIDENTIAL (MDR)

This designation applies mostly to residential areas located between Downtown and I-65, where the predominant character is that of a traditional neighborhood laid out on an urban street grid. These areas should offer a variety of residential types in a compact pattern at the scale of a single family neighborhood. They typically have a walkable block pattern with integrated neighborhood amenities such as parks and schools. Small office, commercial, and civic uses may also exist in these areas near major thoroughfares. Residential density ranges between 6 and 30 dwelling units per acre (du/ac) depending on the mix, types, and locations of the housing as specified by zoning.

#### Development Intent

- › Continue historic preservation efforts to maintain the existing neighborhood character within city-designated historic districts.
- › Support residential infill that fits-in with neighboring homes (building scale, placement, etc.). Support more intense residential infill and redevelopment adjacent to commercial or mixed use centers.

#### Land use mix

##### Primary Uses

- › Residential, Single family
- › Residential, Attached

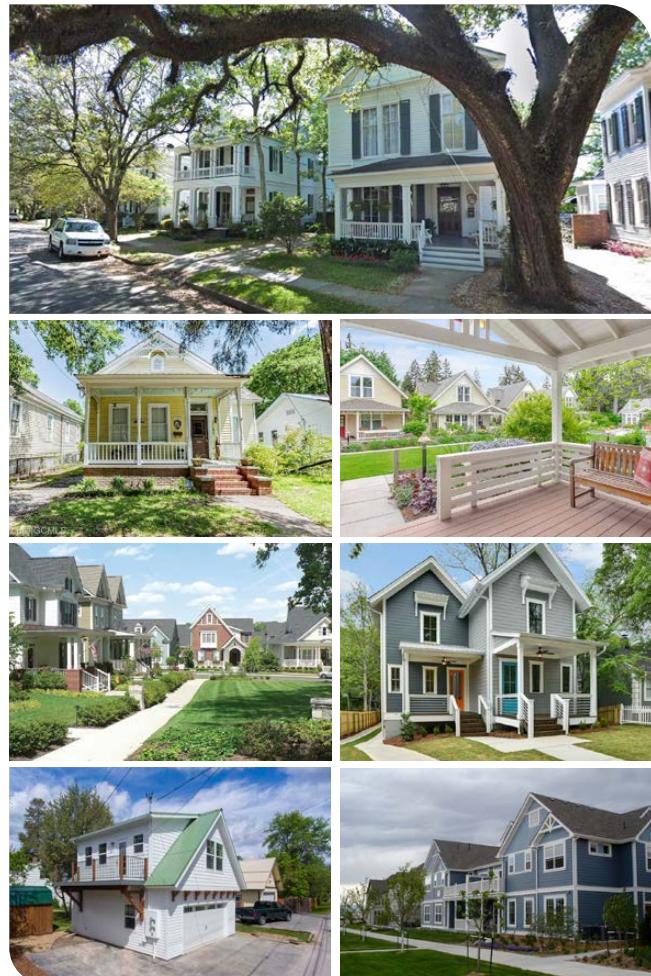
##### Secondary Uses

- › Residential, Multifamily
- › Commercial
- › Civic
- › Parks

#### Housing mix

- › Single family on small to medium sized lots
- › Attached residential such as duplexes, multiplexes, and townhomes
- › Small scale multifamily buildings

#### Character Example



A mixed density neighborhood may include a range of housing types and densities at a similar scale.

Rendering: Dover Kohl