



## Agenda Item # 6

BOA-003401-2025

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

[Applicant Materials for Consideration](#)

### DETAILS

**Location:**

300 St Louis Street

**Applicant / Agent:**

Kleban Properties, LLC (Keri Coumanis, Agent)

**Property Owner:**

Columbia Landing, LLC

**Current Zoning:**

T-5.1 Sub-District of the Downtown Development District

**Future Land Use:**

Downtown

**Case Number(s):**

6687/6651/6307

**Unified Development Code Requirement:**

- The Unified Development Code (UDC) limits maximum building height to three stories, and requires one (1) of six (6) frontage types in a T-5.1 Sub-District.

**Board Consideration:**

- Building Height and Frontage Type Variances to allow a building to exceed the maximum height allowance, with a non-compliant frontage type, in a T-5.1 Sub-District of the Downtown Development District.

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# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units.

APPLICATION NUMBER	6687	DATE	August 4, 2025
APPLICANT	Kleban Properties, LLC (Keri Coumanis, Agent)		
REQUEST	Building Height and Frontage Type Variances		



## SITE HISTORY

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The site was previously zoned B-4, General Business District prior to the adoption of the Downtown Development District (DDD) in 2014, when the site was rezoned to T-5.1 Sub-District of the Downtown Development District.

On March 2, 2020, the Board of Zoning Adjustment approved variances for building height and frontage type, with a six (6)-month extension granted on October 5, 2020. No permits were issued, and the approvals expired.

The site came back to the Board at its February 3, 2025 meeting to obtain new approvals for the expired building height and frontage type variances, which were granted.

## STAFF COMMENTS

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### Engineering Comments:

No comments.

### Traffic Engineering Comments:

No additional 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:**

Building Height and Frontage Type Variances to amend a previously approved variance to allow a building to exceed the maximum height allowance, with a non-compliant frontage type, in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) limits maximum building height to three stories, and requires one (1) of six (6) frontage types in a T-5.1 Sub-District of the Downtown Development District.

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

As mentioned previously, the site received building height and frontage type variances in February 2025. In June 2025, the applicant submitted an application to the Consolidated Review Committee (CRC) for review, when they were advised that due to changes in the design and layout of the building, a new variance application was required.

While there have been changes to the design of the proposed building, it should be noted that the structure is more compliant than previously proposed. The previous variances allowed the following non-conforming aspects:

1. Section 64-3.I.13. Building and Parking Deck Height Standards:
  - a. Section 64-3.I.13.(b)(2) for building exceeding three (3) story height limit.
2. Section 64-3.I.15.(7) Gallery Frontage:
  - a. Section 64-3.I.15.(7)III.i. for less than 5-feet of clear pedestrian path by main entry;
  - b. Section 64-3.I.15.(7)III.iii. for not spanning a minimum of 80% of the width of the façade, without gaps;
  - c. Section 64-3.I.15.(7)IV.ii. for columns not being round metal with the specified diameter (at least on the ground floor);
  - d. Section 64-3.I.15.(7)V.i. and possibly ii. For deck being greater than 9 inches thick, and not having an exposed structure.

The building design as currently proposed requires relief due to the following:

1. Section 64-A.10.A.2.(b). Building and Parking Deck Height Standards:
  - a. Section 64-A.10.A.2.(b). for building exceeding three (3) story height limit.
2. Section 64-A.10.C.(g). Gallery Frontage:
  - a. Section 64-A.10.C.(g)(3)c for not spanning a minimum of 80% of the width of the façade, without gaps;
  - b. Section 64-A.10.C.(g)(5). For deck being greater than 9 inches thick, and not having an exposed structure.

As variances are site specific, and the design of the building has changed, it is required to come back before the Board for a revised variance approval.

## 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.

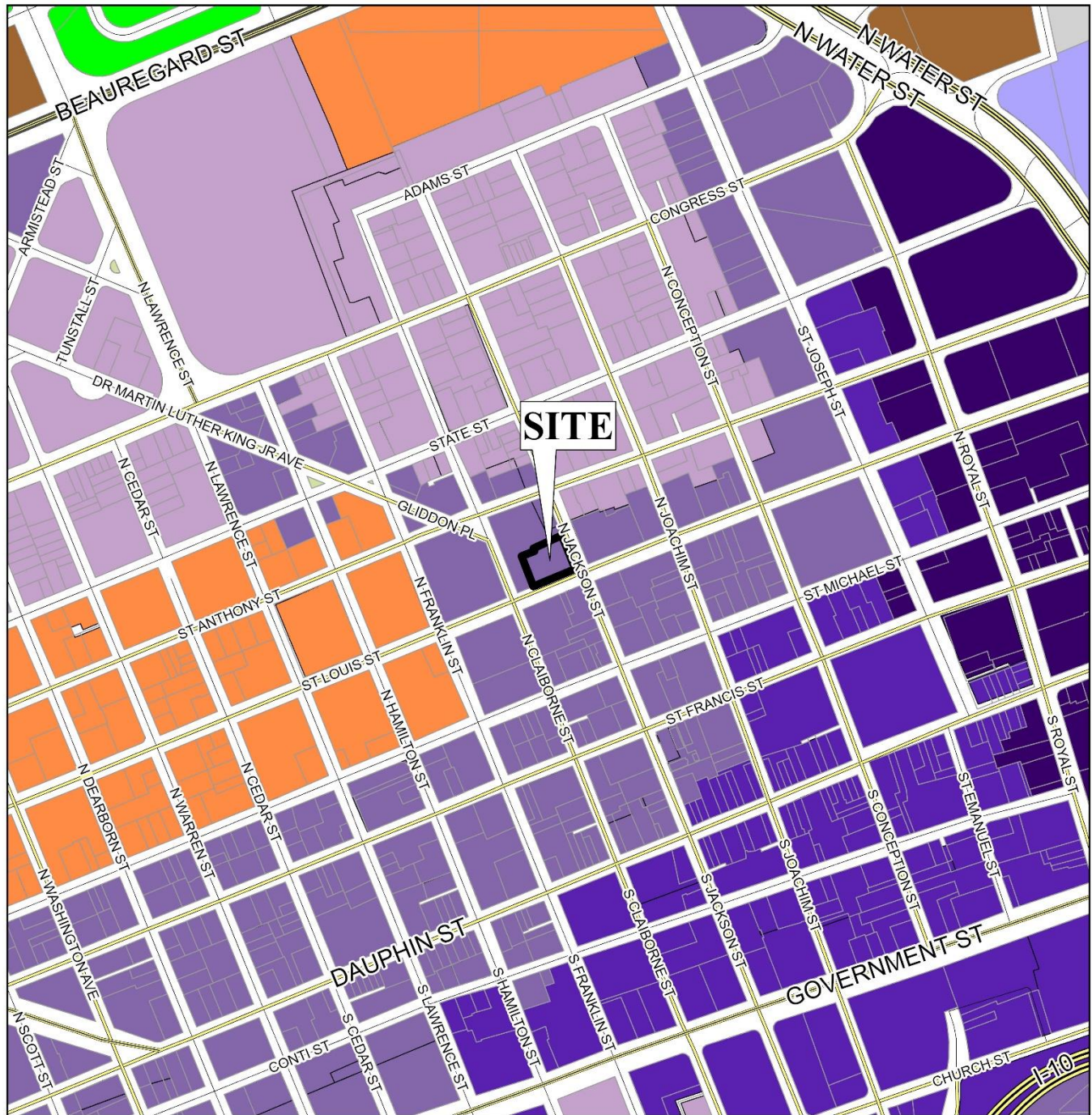
### Considerations:

Based on the requested Variance application and documentation submitted, 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



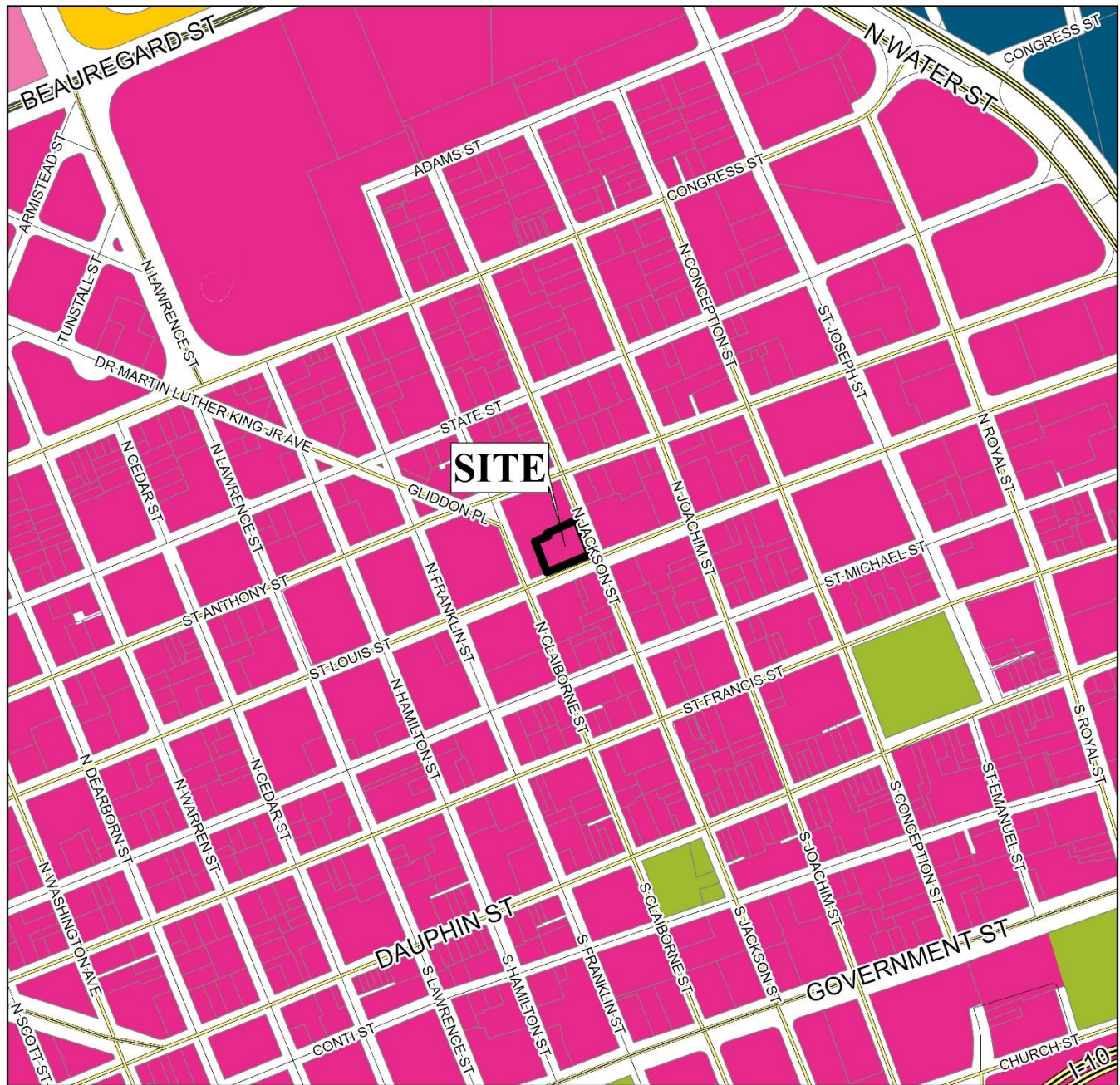
APPLICATION NUMBER 6687 DATE August 4, 2025

APPLICANT Kleban Properties, LLC (Keri Coumanis, Agent)

REQUEST Building Height and Frontage Type Variances



## FLUM LOCATOR MAP



APPLICATION NUMBER 6687 DATE August 4, 2025

APPLICANT Kleban Properties, LLC (Keri Coumanis, Agent)

REQUEST Building Height and Frontage Type Variances

- 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 commercial units.

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REQUEST Building Height and Frontage Type Variances

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	





# SITE PLAN



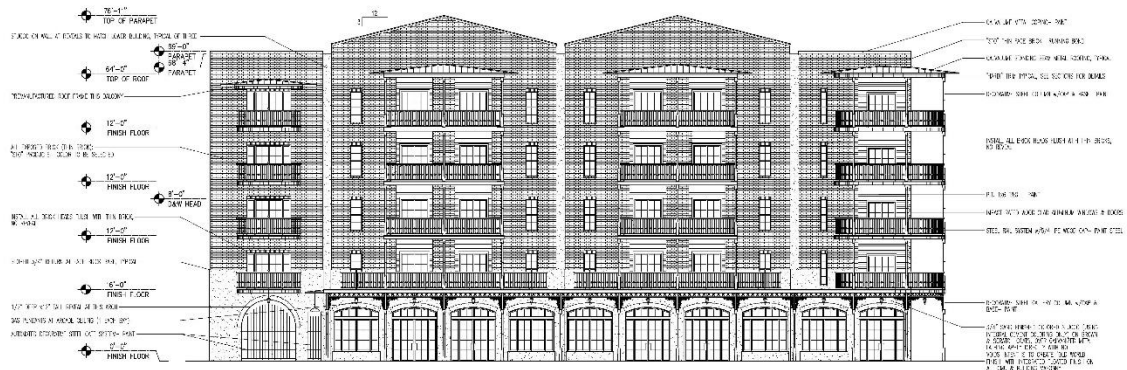
**BUILDING ELEVATION - SOUTH**

The site plan illustrates the proposed building height.

APPLICATION NUMBER 6687 DATE August 4, 2025  
 APPLICANT Kleban Properties, LLC (Keri Coumanis, Agent)  
 REQUEST Building Height and Frontage Type Variances



## DETAIL SITE PLAN



**BUILDING ELEVATION - SOUTH**

APPLICATION NUMBER	6687	DATE	August 4, 2025
APPLICANT	Kleban Properties, LLC (Keri Coumanis, Agent)		
REQUEST	Building Height and Frontage Type Variances		





## DETAIL SITE PLAN



**BUILDING ELEVATION - EAST**

APPLICATION NUMBER 6687 DATE August 4, 2025

APPLICANT Kleban Properties, LLC (Keri Coumanis, Agent)

REQUEST Building Height and Frontage Type Variances



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 (WDWRU)
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)



## **DOWNTOWN (DT)**

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric.

As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes.

As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, 24/7, active Downtown Mobile.

Development in the DT district will focus on new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable public spaces, bicycle and pedestrian-friendly streets and convenient transit access to jobs, housing and entertainment. Accordingly, certain areas of Downtown will be more intensively developed to facilitate that pedestrian orientation.