

**BOARD OF ZONING ADJUSTMENT  
STAFF REPORT****Date: July 6, 2020****CASE NUMBER**

6306

**APPLICANT NAME**

Flora Thompson

**LOCATION**1950 Hunter Avenue  
(Northwest corner of Hunter Avenue and South Street)**VARIANCE REQUEST****FRONT YARD SETBACK:** To allow a structure to encroach within the front yard setback in an R-1, Single-Family Residential District.**REAR YARD SETBACK:** To allow a structure to encroach within the rear yard setback in an R-1, Single-Family Residential District.**ZONING ORDINANCE  
REQUIREMENT****FRONT SETBACK:** The Zoning Ordinance requires a minimum 25' front yard setback in an R-1, Single-Family Residential District.**REAR YARD SETBACK:** The Zoning Ordinance requires an 8' minimum rear yard in an R-1, Single-Family Residential District.**ZONING**

R-1, Single-family Residential District

**AREA OF PROPERTY**

0.2± Acres

**CITY COUNCIL  
DISTRICT**

District 2

**ANALYSIS**

The applicant is requesting an extension of a previously approved Front Yard and Rear Yard Setback Variances to allow a structure to encroach within the front yard and rear yard setbacks in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum 25' front yard setback and an 8' minimum rear yard setback in an R-1, Single-Family Residential District.

This is the first extension request since the initial approval.

The site was granted approval, subject to the following conditions, by the Board of Zoning Adjustment at its February 3, 2020 meeting:

- 1) subject to the Engineering comments: *[FRONT YARD and REAR YARD SETBACK VARIANCE (House Addition): If the proposed variance is approved for use the applicant will need to have the following conditions met: 1. The proposed improvements shown on the submitted plans will require a Land Disturbance Permit – Single Family Residential Affidavit be submitted through Central Permitting. 2. Any and all proposed land disturbing activity within the property will need to be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control); the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control.]*
- 2) the obtaining of the proper permit(s) for the construction of the addition;
- 3) and full compliance with all municipal codes and ordinances.

The applicant provided the following statement regarding the extension request:

*“My setback variance was granted in February, and the approval letter informed me that the permits for my planned addition needed to be pulled by July. The COVID-19 pandemic and attendant shutdowns hit the country in March, and have made it very difficult for me to meet with contractors and finalize the necessary arrangements. Nothing about my plans as changed, but I fear that I may not be able to meet the deadline set out in the approval letter and would therefore like to request an extension.”*

There have been no changes in the area, nor have there been any changes to the regulations that would impact previous approvals.

**RECOMMENDATION:** Based on the preceding, the request for a 6-month extension of approval is recommended for approval.

# LOCATOR MAP



APPLICATION NUMBER 6306 DATE July 6, 2020

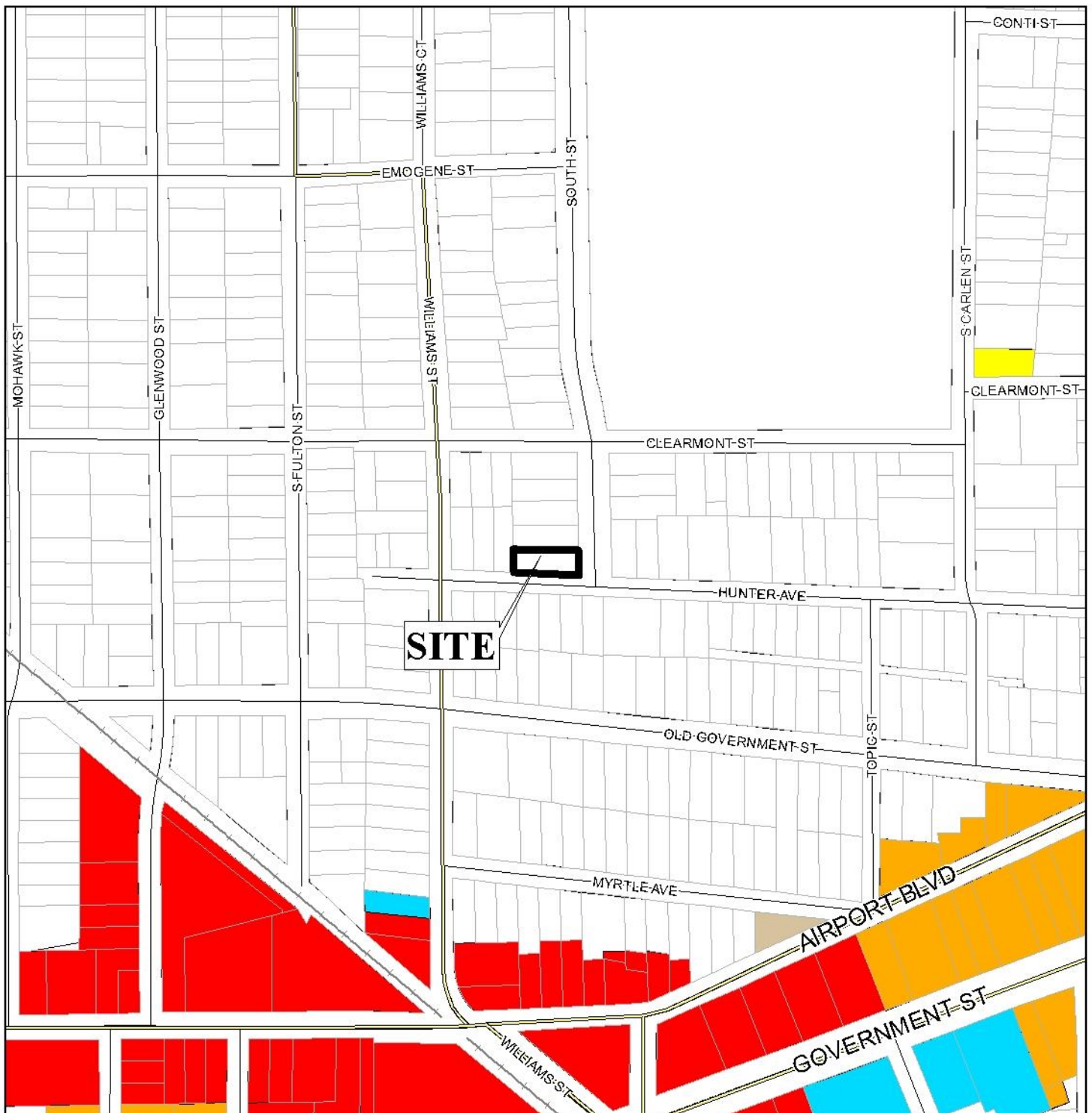
APPLICANT Flora Thompson

REQUEST Setback Variance



NTS

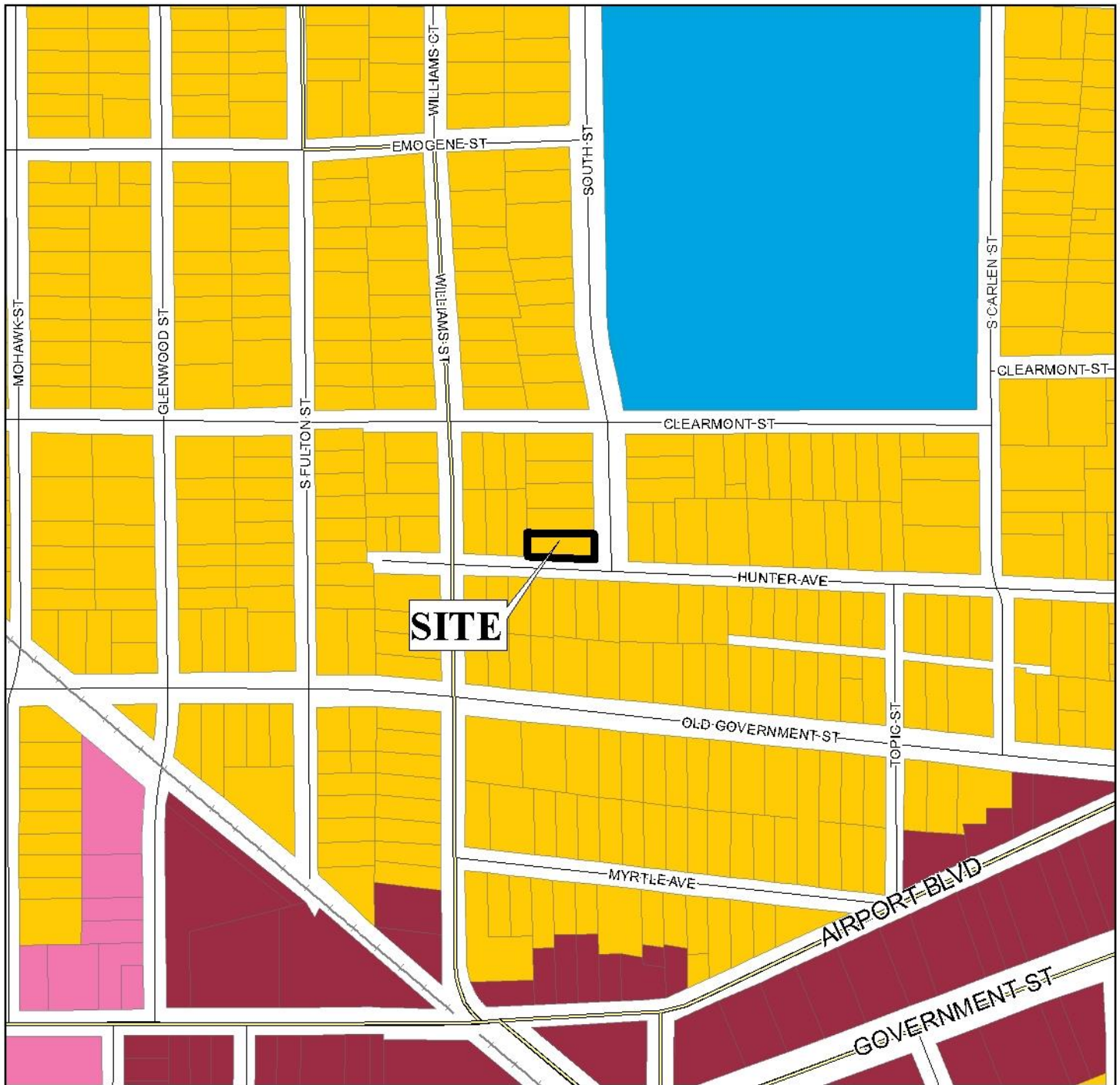
# LOCATOR ZONING MAP



APPLICATION NUMBER 6306 DATE July 6, 2020  
APPLICANT Flora Thompson  
REQUEST Setback Variance



# FLUM LOCATOR MAP



APPLICATION NUMBER 6306 DATE July 6, 2020

APPLICANT Flora Thompson

REQUEST Setback Variance

Low Density Residential	Neighborhood Center - Traditional	Downtown Waterfront	Parks & Open Space
Mixed Density Residential	Neighborhood Center - Suburban	Light Industry	Water Dependent
Downtown	Traditional Corridor	Heavy Industry	
District Center	Mixed Commercial Corridor	Institutional	





# ENVIRONMENTAL LOCATOR MAP



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APPLICANT	Flora Thompson		
REQUEST	Setback Variance		



# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

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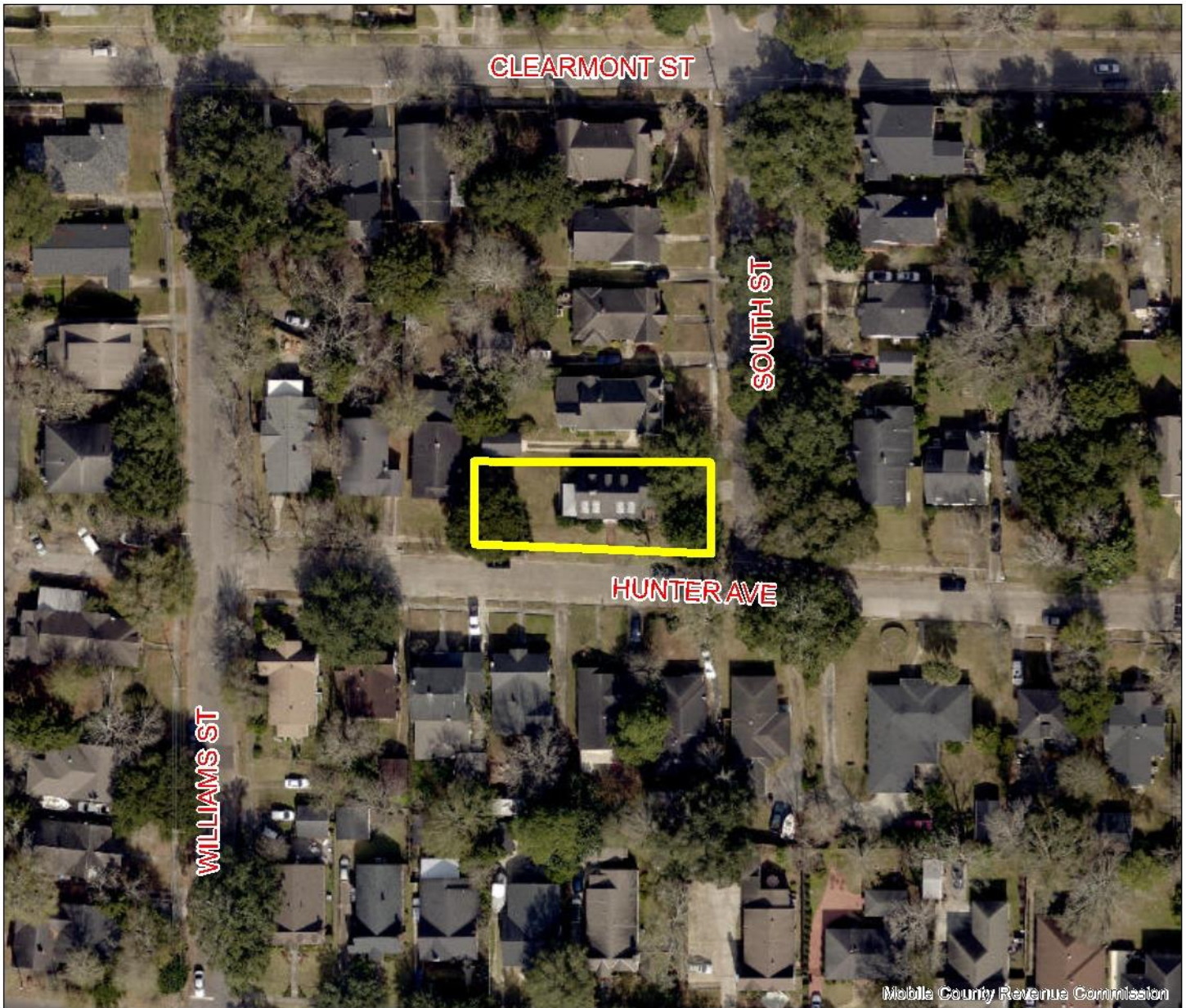
REQUEST Setback Variance

<span style="background-color: cyan; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-A	<span style="background-color: green; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-3	<span style="background-color: brown; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> T-B	<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> B-2	<span style="background-color: blue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> B-5	<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> MUN	<span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> SD-WH	<span style="background-color: purple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> T5.1
<span style="background-color: white; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-1	<span style="background-color: pink; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-B	<span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> B-1	<span style="background-color: red; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> B-3	<span style="background-color: lightpurple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> I-1	<span style="background-color: lightgreen; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> OPEN	<span style="background-color: lightpink; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> T3	<span style="background-color: darkpurple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> T5.2
<span style="background-color: yellow; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-2	<span style="background-color: peachpuff; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> H-B	<span style="background-color: magenta; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> LB-2	<span style="background-color: brown; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> B-4	<span style="background-color: gray; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> I-2	<span style="background-color: orange; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> SD	<span style="background-color: lightpurple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> T4	<span style="background-color: darkpurple; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> T6





# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



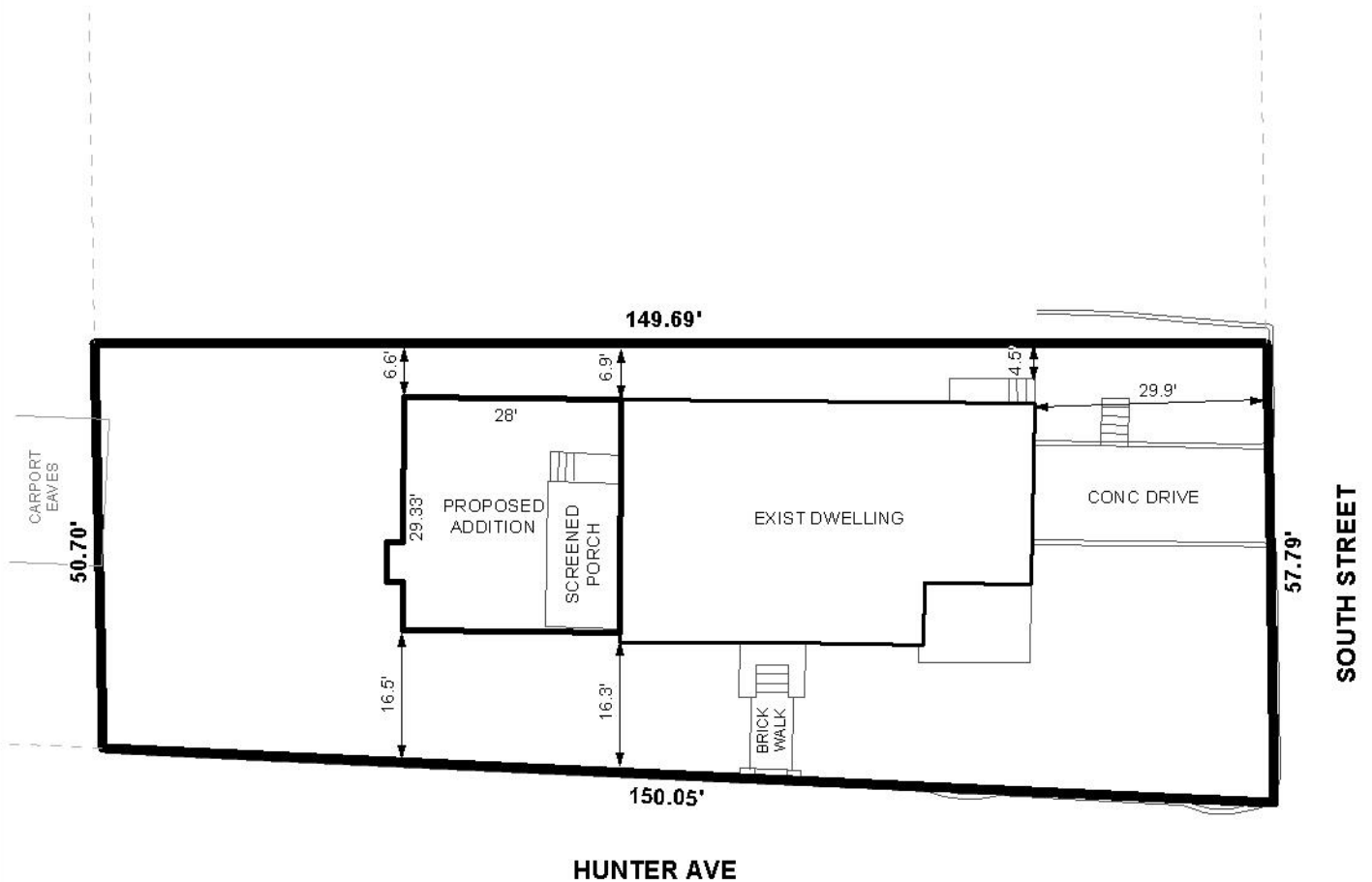
The site is surrounded by residential units.

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# SITE PLAN



The site plan illustrates the existing dwelling and the proposed addition.

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 REQUEST Setback Variance



