

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

6295/6006/5953

**APPLICANT NAME**

Gray Arnold (Don Williams, Agent)

**LOCATION**103 North Warren Street  
(Northwest corner of North Warren Street and Saint Michael Street).**VARIANCE REQUEST****SITE:** To allow a covered, partially enclosed terrace, and reduced transparency in an SD-WH, Special District – Warehousing of the Downtown Development District.**ZONING ORDINANCE  
REQUIREMENT****SITE:** The Zoning Ordinance does not allow terraces to be covered or partially enclosed, and requires 20% transparency for new construction along Warren Street in SD-WH, Special District – Warehousing of the Downtown Development District.**ZONING**

SD-WH, Special District – Warehousing of the Downtown Development District

**AREA OF PROPERTY**

0.24± Acres

**CITY COUNCIL  
DISTRICT**

District 2

**ANALYSIS**

The applicant is requesting an extension of a previously approved Site Variances to allow a covered, partially enclosed terrace, and reduced transparency in an SD-WH, Special District – Warehousing of the Downtown Development District; the Zoning Ordinance does not allow terraces to be covered or partially enclosed, and requires 20% transparency for new construction along Warren Street in SD-WH, Special District – Warehousing of the Downtown Development 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 December 2, 2019 meeting:

- 1) Obtaining of all necessary permits; and
- 2) Full compliance with all municipal codes and ordinances.

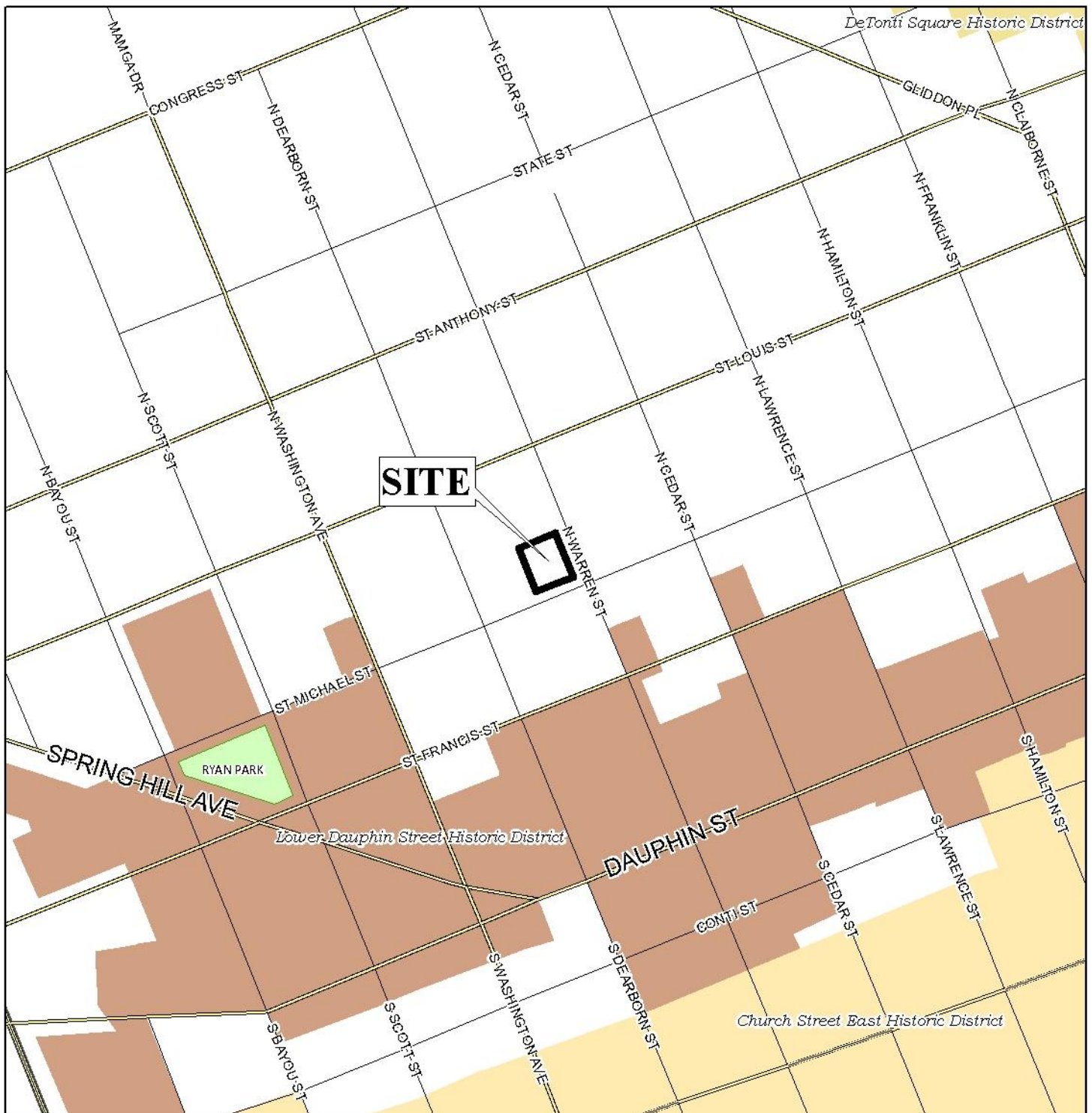
The applicant provided the following statement regarding the extension request:

*“Financing was not finalized until recently.”*

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 6295 DATE July 6, 2020

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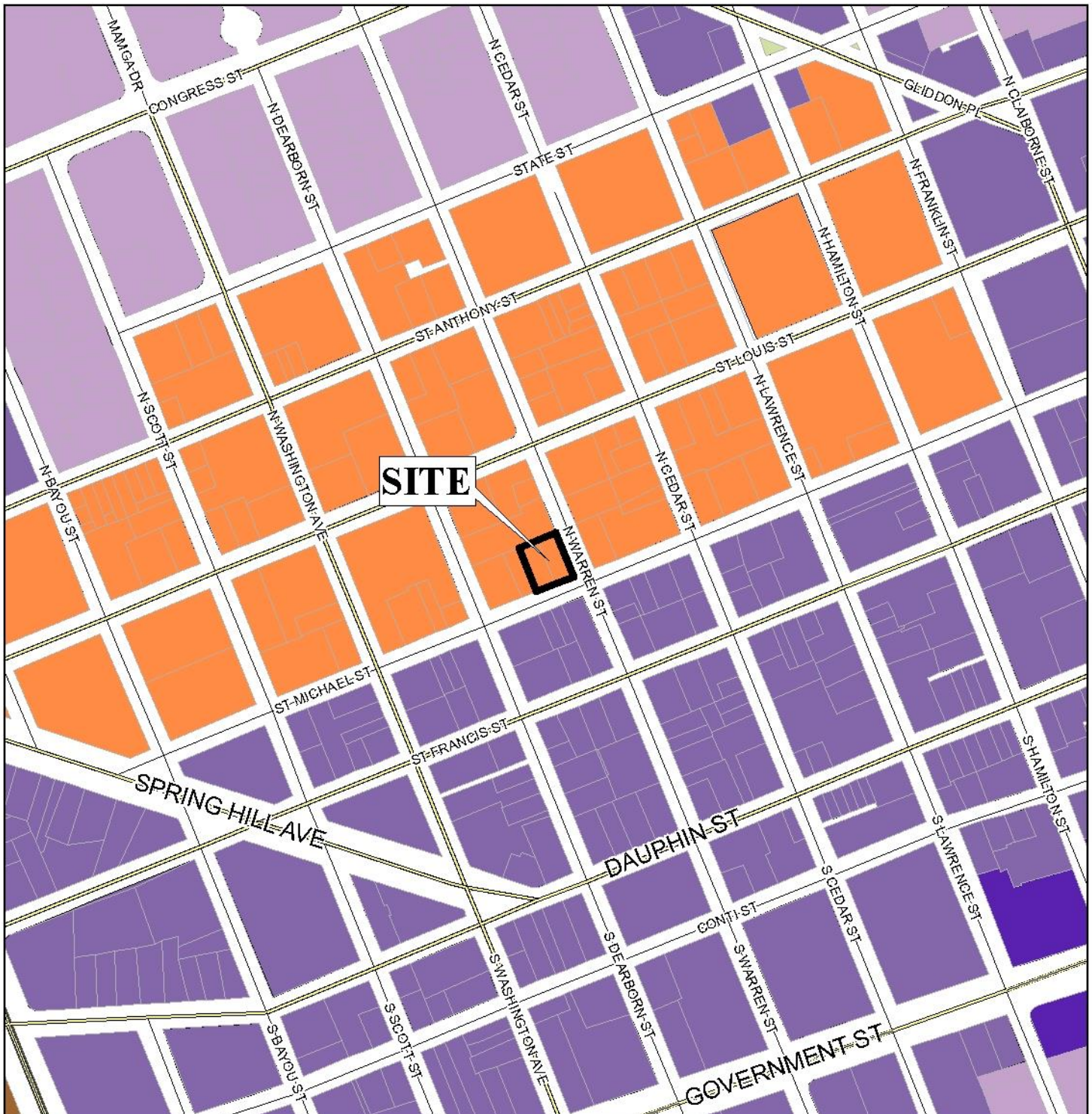
REQUEST Site Variances



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# LOCATOR ZONING MAP



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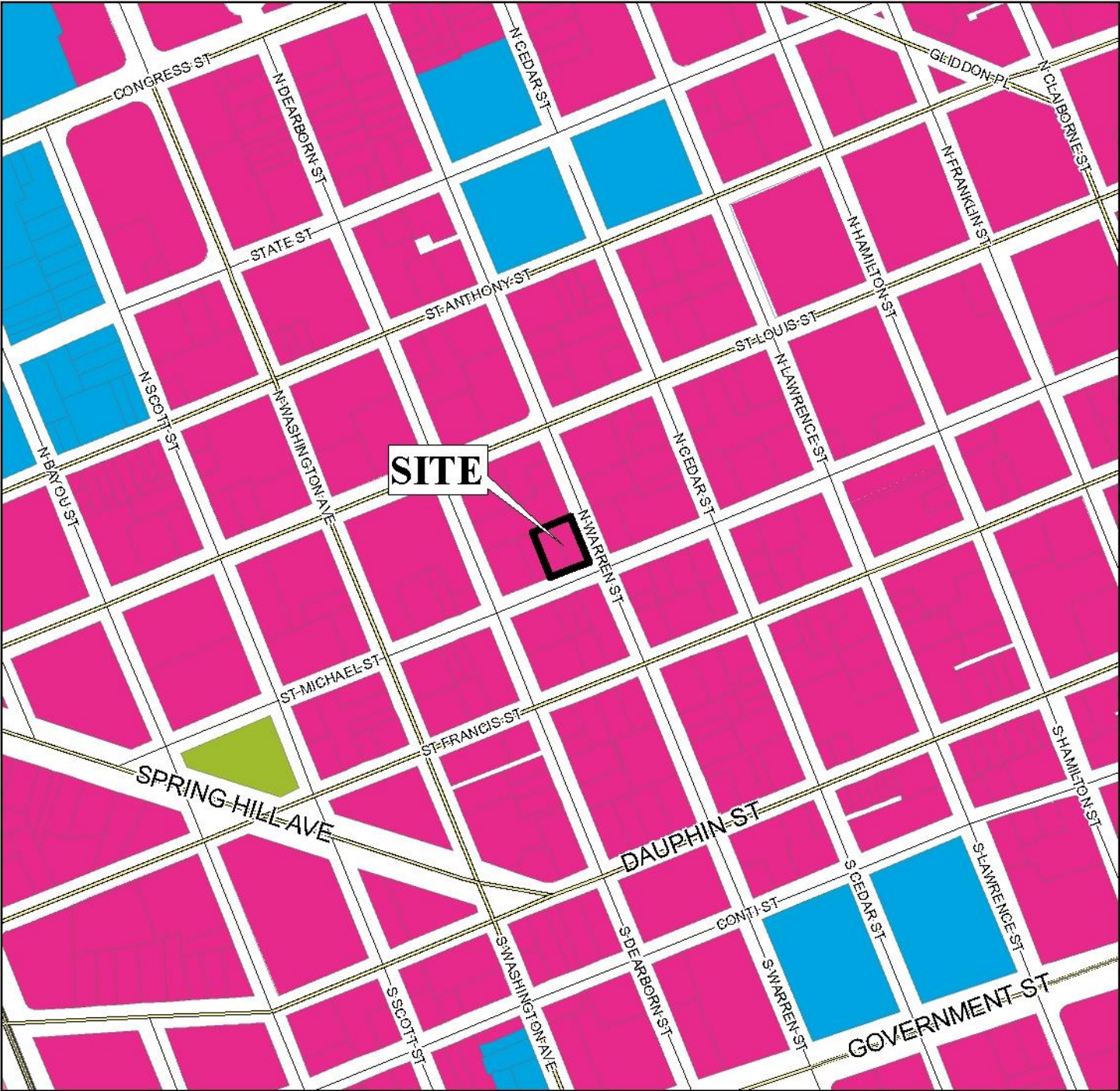
REQUEST Site Variances



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## FLUM LOCATOR MAP



APPLICATION NUMBER 6295 DATE July 6, 2020

APPLICANT Gray Arnold (Don Williams, Agent)

REQUEST \_\_\_\_\_ Site Variances \_\_\_\_\_

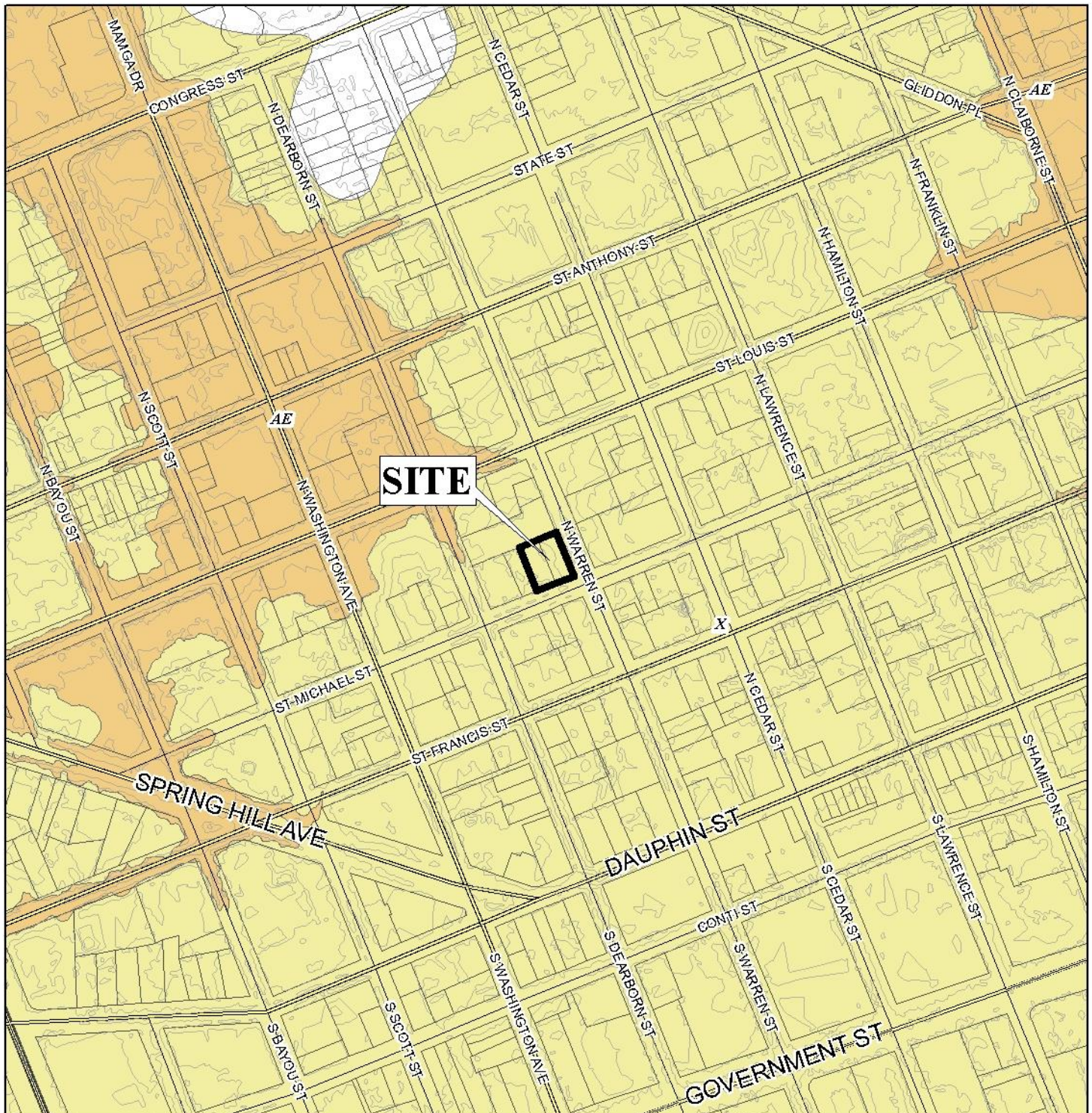
- |                           |                                   |                     |                    |
|---------------------------|-----------------------------------|---------------------|--------------------|
| Low Density Residential   | Neighborhood Center - Traditional | Downtown Waterfront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



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# ENVIRONMENTAL LOCATOR MAP



APPLICATION NUMBER 6295 DATE July 6, 2020

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REQUEST Site Variances



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# BOARD OF ADJUSTMENT

## VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

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REQUEST Site Variances

<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: lightorange; 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: cyan; 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: lightblue; 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: lightorange; 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: darkblue; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> T6





# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING AERIAL



Mobile County Revenue Commission

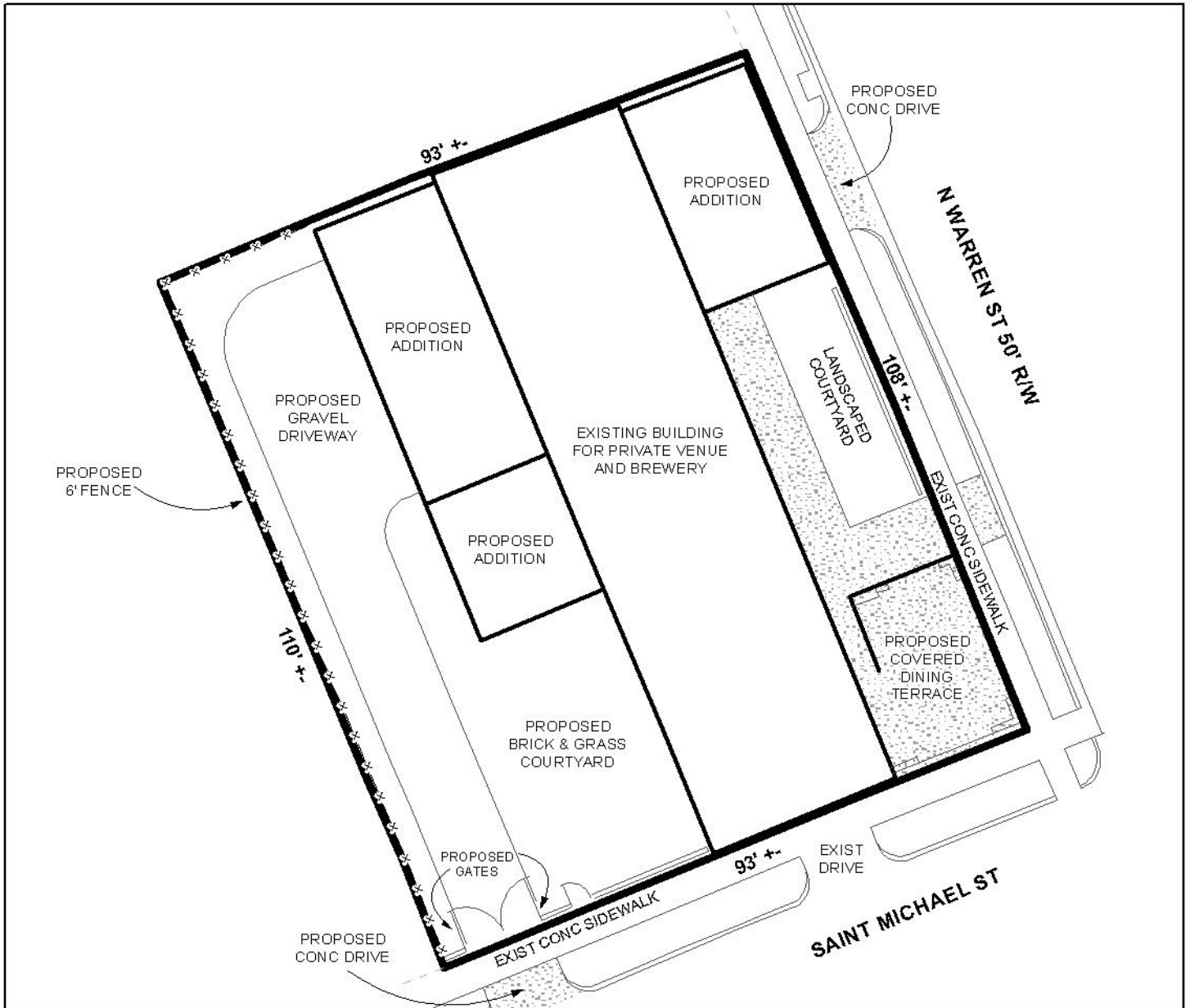
The site is surrounded by commercial units.

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# SITE PLAN



The site plan illustrates the the proposed building additions, fence and driveways.

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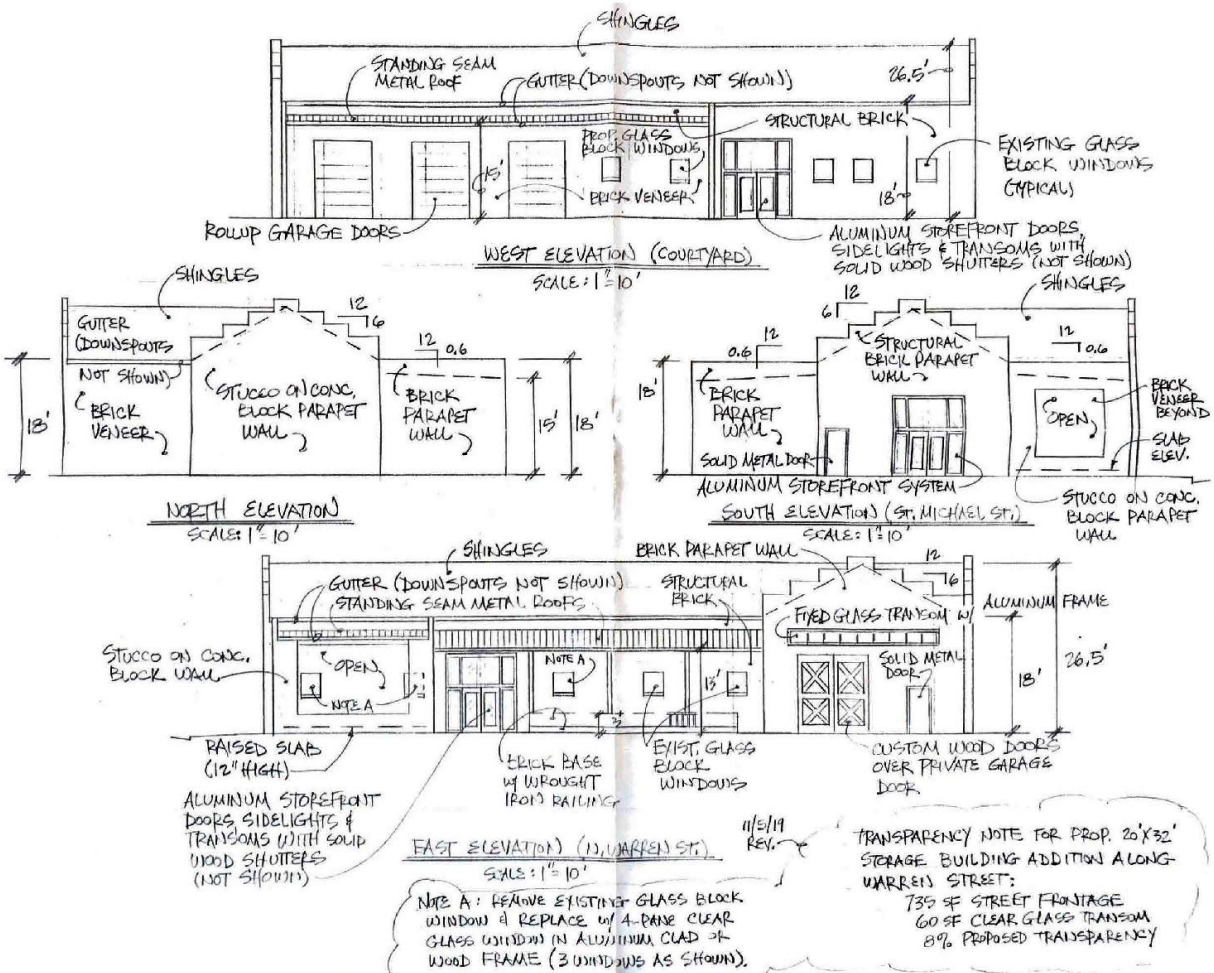
APPLICANT Gray Arnold (Don Williams, Agent)

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# DETAIL SITE PLAN



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