



**Agenda Item # 10**  
**BOA-003741-2026**

View additional details on this proposal and all application materials using the following link:  
[Applicant Materials for Consideration](#)

**DETAILS**

**Location:**  
6110 Grelot Road

**Applicant / Agent:**  
B.E. Brown & Co. Mortuary (John Vallas, Agent)

**Property Owner:**  
Grelot Properties, LLC

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

**Future Land Use:**  
Mixed Commercial Corridor

**Case Number(s):**  
6764/5640/5506/4711/4661

**Unified Development Code (UDC) Requirement:**

- The UDC does not allow a funeral home to operate in an R-1, Single-Family Residential Suburban District.

**Board Consideration:**

- Use Variance amend a previously approved Use Variance to allow a funeral home to operate in an R-1, Single-Family Residential Suburban District.

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## SITE HISTORY

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In September 1997, the site was part of a one (1) lot Subdivision, the SCI Subdivision, which was recorded in Probate Court.

In August 1997, a Use Variance was granted by the Board of Zoning Adjustment for the subject site to allow a funeral home to operate. A condition of approval at that time was that no preparation of remains was to be conducted at the property.

In February 1998, the site came back to the Board of Zoning Adjustment to amend the site plan associated with the approved Use Variance.

In November 2008, the site came back to the Board of Zoning Adjustment to request a Use Variance to allow a youth outreach community center, which was granted. It does not appear that the community center ever operated at this location.

In December 2010, the site came back to the Board of Zoning Adjustment to request a Use Variance to allow general offices in an R-1 district. The site has been used as general offices since that approval, until earlier this year.

There are no additional Planning Commission cases or any prior Board of Zoning Adjustment cases associated with the site.

## STAFF COMMENTS

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### **Engineering Comments:**

No comments.

### **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 requests a Use Variance to amend a previously approved Use Variance to allow a funeral home to operate in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow a funeral home to operate in an R-1, Single-Family Residential Suburban District.

The entire application packet is available via the link on Page 1.

As noted previously, the site was originally granted a Use Variance in 1997 to allow a funeral home to operate in an R-1 district, with the condition that no preparation of remains was to be conducted at the property. While the site has been used most recently as a general offices, a new funeral home is proposing to purchase the subject site, and is requesting that the previous condition prohibiting preparation of remains was to be conducted at the property be removed.

It should be noted that the 1999 site plan submitted with the application depicts a “concrete patio” on the East side of the structure. It was originally a covered drive-thru area for the funeral home. It appears that the drive-thru area was enclosed sometime since 2019 without permits. If approved, a revised site plan depicting the area as being enclosed should be submitted, in addition to obtaining after-the-fact permits.

## **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 Code 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:**

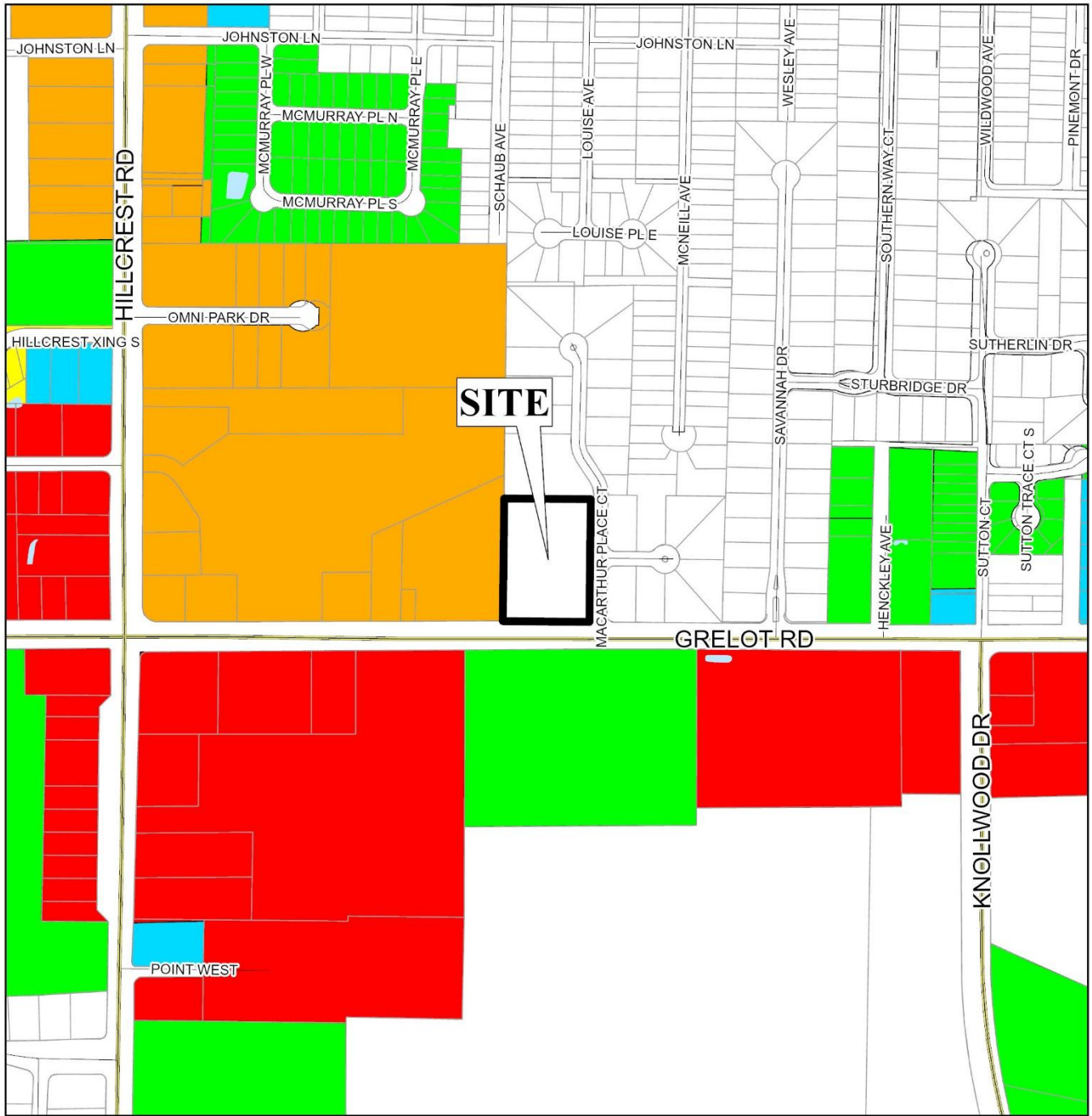
Based on the requested Variance application and documentation submitted, if the Board considers approval of the request, the following findings of fact must be presented:

- 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.

If the Variance is approved, it should be subject to the following conditions:

- 1) Submittal of a revised site plan accurately depicting the “concrete patio” on the East of the structure as having been enclosed to be part of the building footprint;
- 2) Obtaining after-the-fact permits for the enclosure of the “concrete patio”; and
- 3) Full compliance with all municipal codes and ordinances.

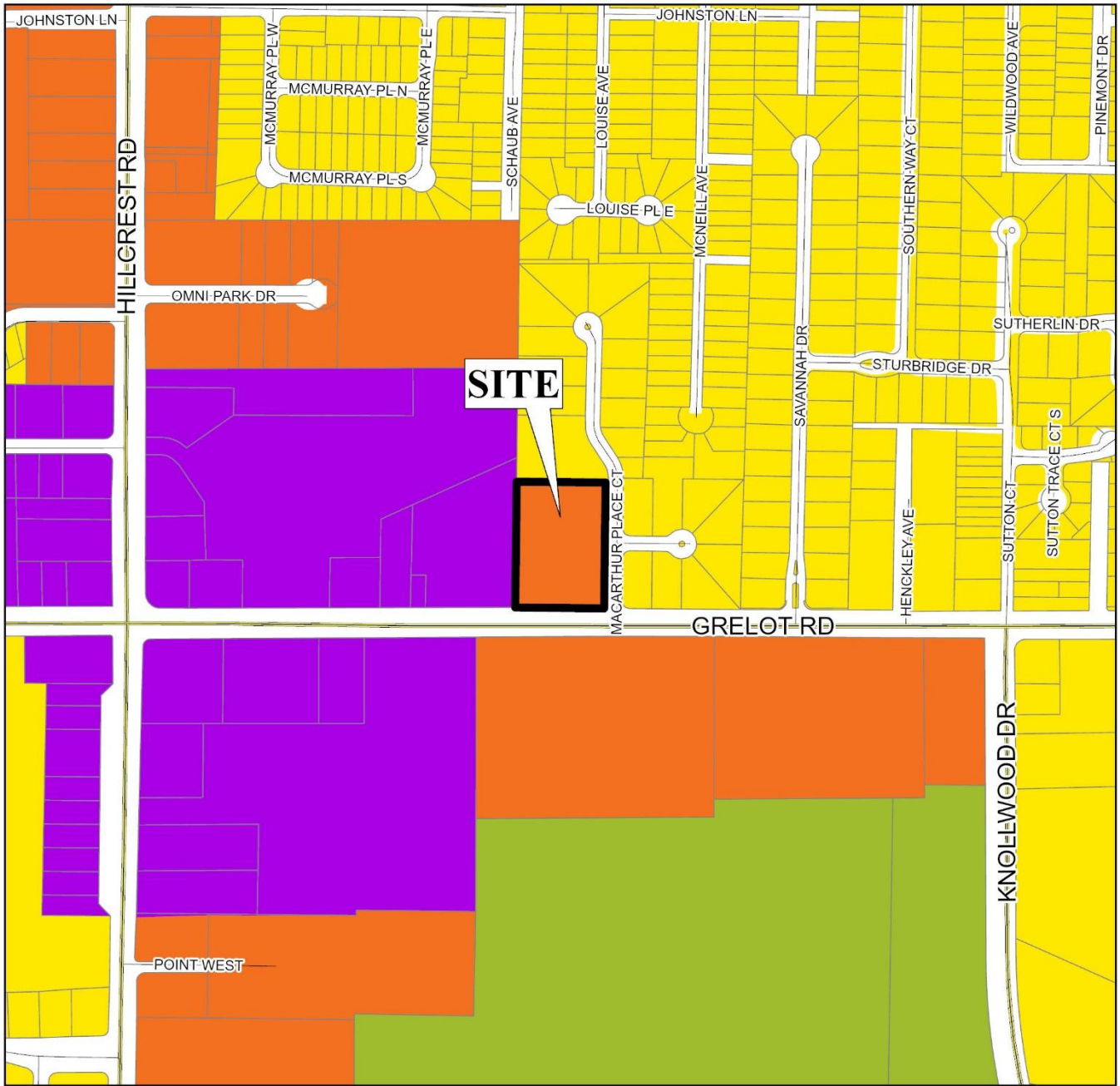
# LOCATOR ZONING MAP



APPLICATION NUMBER 6764 DATE June 1, 2026  
 APPLICANT B.E. Brown & Co. Mortuary (John Vallas, Agent)  
 REQUEST Use Variance



# FLUM LOCATOR MAP

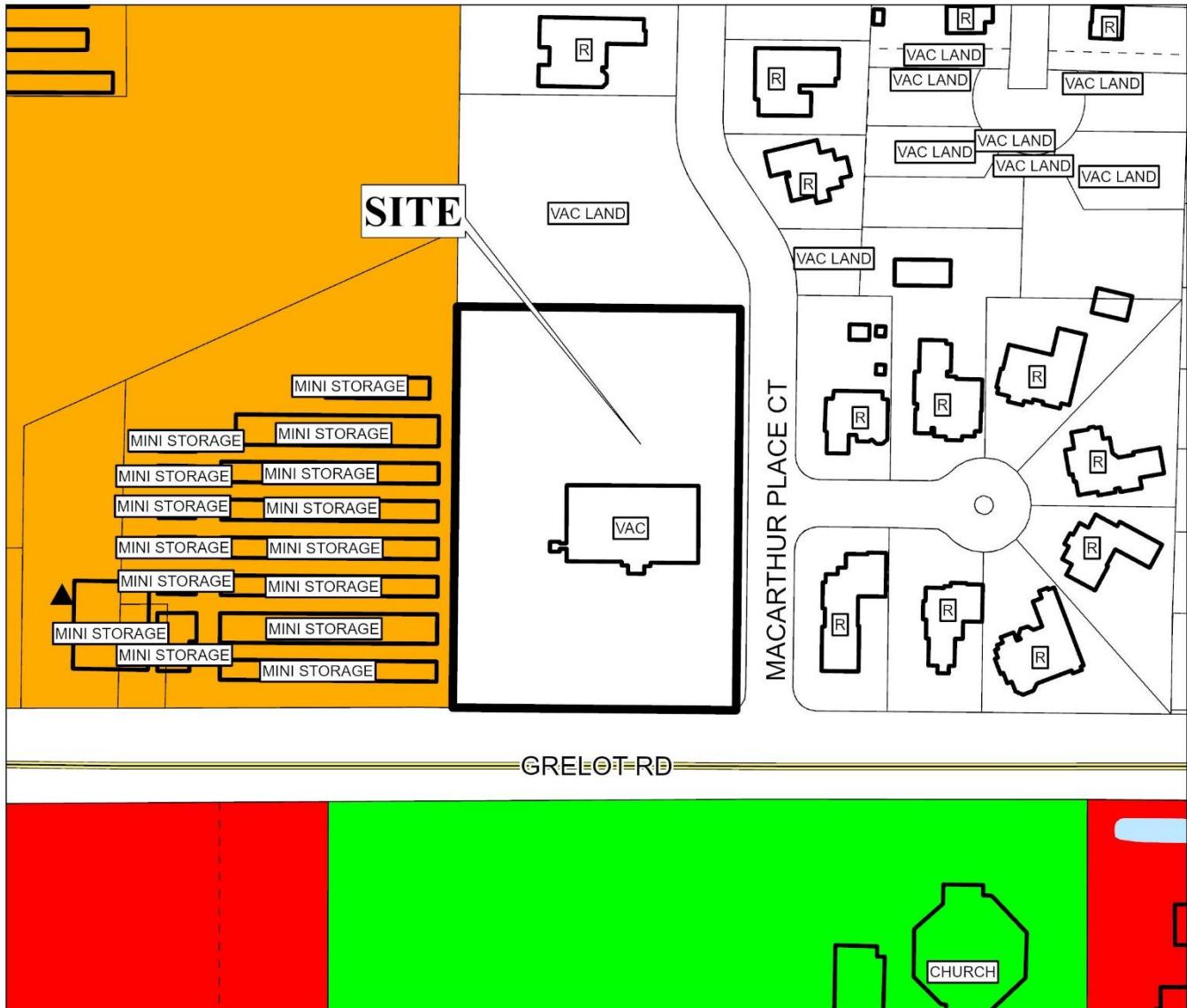


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- |   |  |   |   |
|---|--|---|---|
| <span style="color: yellow;">■</span> Low Density Residential   | <span style="color: brown;">■</span> Neighborhood Center - Traditional | <span style="color: lightgrey;">■</span> Light Industry | <span style="color: blue;">■</span> Water Dependent |
| <span style="color: orange;">■</span> Mixed Density Residential | <span style="color: purple;">■</span> Neighborhood Center - Suburban   | <span style="color: grey;">■</span> Heavy Industry      |   |
| <span style="color: pink;">■</span> Downtown                    | <span style="color: lightpink;">■</span> Traditional Corridor          | <span style="color: cyan;">■</span> Institutional       |   |
| <span style="color: red;">■</span> District Center              | <span style="color: orange;">■</span> Mixed Commercial Corridor        | <span style="color: green;">■</span> Parks, Open Space  |   |



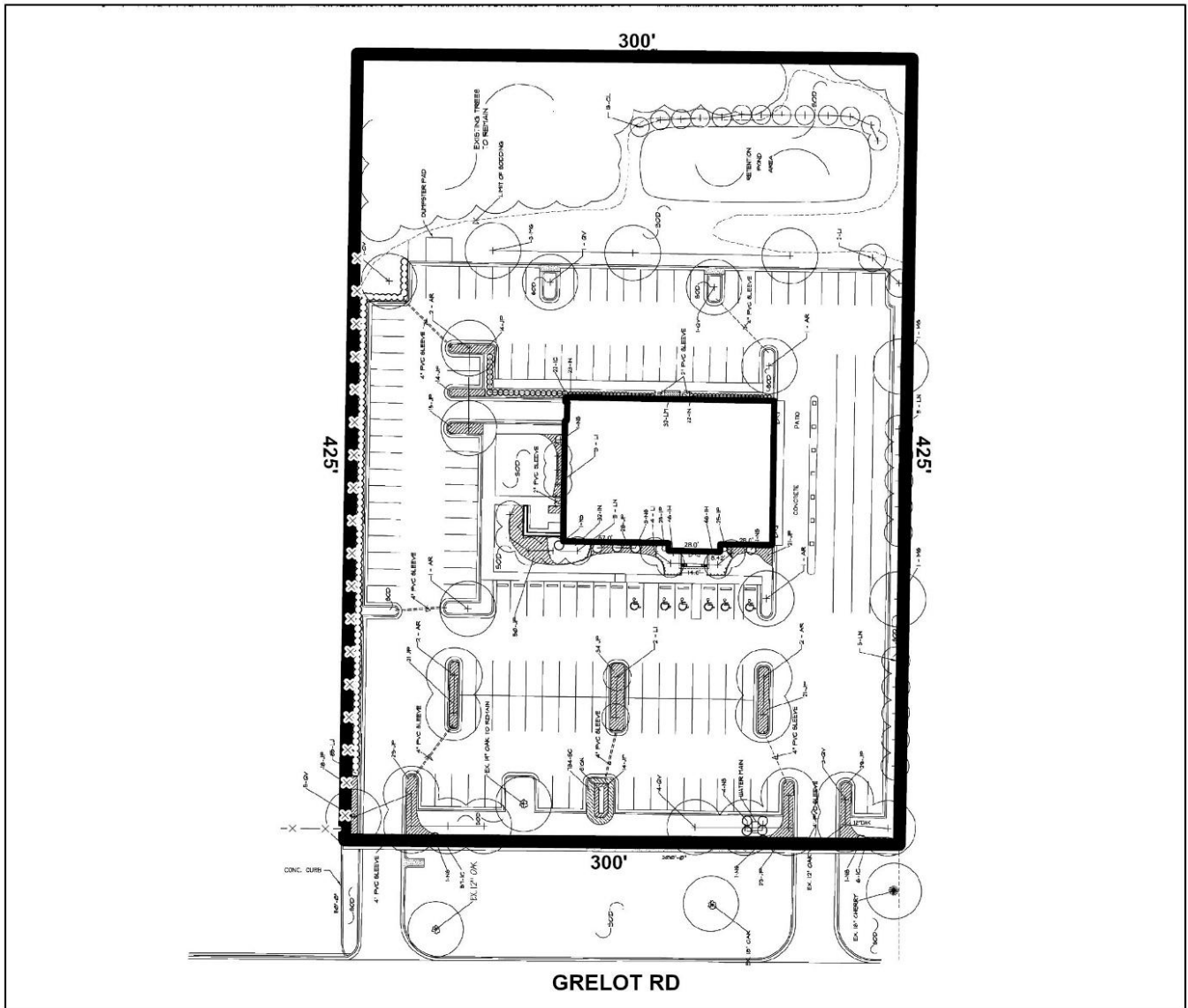
# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial and residential units.

APPLICATION NUMBER <u>6764</u> DATE <u>June 1, 2026</u>	 NTS																														
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# SITE PLAN



The site plan illustrates the current buildings, landscaping and parking.

APPLICATION NUMBER 6764 DATE June 1, 2026  
 APPLICANT B.E. Brown & Co. Mortuary (John Vallas, Agent)  
 REQUEST Use Variance



# 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 - AG (R-A)	ONE-FAMILY RESIDENCE (R-1)	TWO-FAMILY RESIDENCE (R-2)	MULTIPLE-FAMILY (R-3)	RESIDENTIAL BUSINESS (R-B)	HISTORIC BUSINESS (H-B)	BUFFER BUSINESS (B-1)	TRANSITIONAL BUSINESS (T-B)	LIMITED BUSINESS (LB-2)	NEIGHBORHOOD BUSINESS (B-2)	COMMUNITY BUSINESS (B-3)	GENERAL BUSINESS (B-4)	OFFICE-DISTRIBUTION (B-5)	COMMERCIAL WAREHOUSE (CW)	MARITIME MIXED (MM)	MARITIME LIGHT (ML)	MARITIME HEAVY (MH)	LIGHT INDUSTRY (I-1)	HEAVY INDUSTRY (I-2)	VILLAGE CENTER (TCD)	NEIGHBORHOOD CENTER (TCD)	NEIGHBORHOOD 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. DD (SD-WH)	DOWNTOWN DEV. DD (SD)		
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○								○															○	
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■						■															○	
DOWNTOWN (DT)						■						■										■	■	■	■	■	○		○		
DISTRICT CENTER (DC)								■			U	○	○																		
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)	■	■	U	■	■	○		■	○	○	○										■	■	■								
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)			S			S		■	S	S	○										■	■								○	
TRADITIONAL CORRIDOR (TC)		■	■	■	■	U		■	U	U	○																			○	
MIXED COMMERCIAL CORRIDOR (MCC)						■		■	■	■	■	■	■	■	■																
LIGHT INDUSTRIAL (LI)													■	■	■	■														○	○
HEAVY INDUSTRY (HI)																■	■	■	■											○	○
INSTITUTIONAL LAND USE (INS)											■	■		○	○																
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	
WATER DEPENDENT USES (WDWRU)	■					○									■	■	■		○												

- Zoning district is appropriate to implement the future land use category.
- US Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.
- Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.
- Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

# MIXED COMMERCIAL CORRIDOR (MCC)

This land use designation mostly applies to transportation corridors west of I-65 serving primarily the low-density (suburban) residential neighborhoods. MCC includes a wide variety of retail, services and entertainment uses. This designation acknowledges existing commercial development that is spread along Mobile’s transportation corridors in a conventional strip pattern or concentrated into shorter segments of a corridor.

**Development Intent**

- › New development and redevelopment in Mixed Commercial Corridors is encouraged to raise design quality, improve connectivity to surrounding neighborhoods; improved streetscapes; and improve mobility and accessibility for all users of the corridor.

**Land use mix**

**Primary Uses**

- › Commercial
- › Office

**Secondary Uses**

- › Residential, Multifamily
- › Residential, Attached
- › Civic
- › Parks

**Housing mix**

- › Multifamily buildings
- › Attached residential such as duplexes, multiplexes, and townhomes

**Character Example**

