



Agenda Item # 11

BOA-003854-2026

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

[Applicant Materials for Consideration](#)

DETAILS

Location:

1600 Michigan Avenue

Applicant:

Geographic Consulting, LLC (Catherine Clark, Agent)

Property Owner:

Mobile Airport Authority

Current Zoning:

R-3, Multi-Family Residential Suburban District

Future Land Use:

Institutional

Case Number(s):

6782

Unified Development Code (UDC) Requirement:

- The UDC requires all structures to be a minimum of 25-feet from front property lines and full compliance with landscape area requirements in an R-3, Multi-Family Residential Suburban District.

Board Consideration:

- Setback and Landscape Area Variances to allow construction of new multi-family structures less than 25-feet from front property lines with reduced landscape area in an R-3, Multi-Family Residential Suburban District.

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BOARD OF ADJUSTMENT
VICINITY MAP - EXISTING AERIAL



The site is surrounded by residential units.

APPLICATION NUMBER	6782	DATE	September 14, 2026
APPLICANT	Geographic Consulting, LLC		
REQUEST	Setback and Landscape Area Variances		



SITE HISTORY

The site was previously owned by the U.S. Department of Housing and Urban Development and was developed around 1960 as low-income housing, primarily consisting of duplexes.

There have been no previous Planning Commission or Board of Zoning Adjustment approvals.

STAFF COMMENTS

Engineering Comments:

No comments.

Traffic Engineering Comments:

Driveway number, size, location, and design to be approved by Traffic Engineering and conform to AASHTO standards. Any required on-site parking, including ADA handicap spaces, shall meet the minimum standards as defined in Article 3, Section 64-3-12 of the City's Unified Development Code.

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 Setback and Landscape Area Variances to allow construction of new multi-family structures less than 25-feet from front property lines with reduced landscape area in an R-3, Multi-Family Residential Suburban District; the Unified Development Code (UDC) requires all structures to be a minimum of 25-feet from front property lines and full compliance with landscape area requirements in an R-3, Multi-Family Residential Suburban District.

The application, supporting documents, and the applicant's narrative are available via the link on Page 1 of this report.

As stated previously, the site has existing duplex structures that were built around 1960. However, the development is currently vacant. The applicant is proposing to demolish the existing structures on the site and build eight (8) multi-family buildings, with seven (7) of the buildings having six (6) units each, and one (1) building having five (5) units, for a total of 47 dwelling units; as well as a community building, two (2) utility buildings, two (2) dumpsters, and associated parking.

Per Article 2, Section 64-2-7.E.6. of the UDC, all structures in an R-3 Suburban district must be set back a minimum of 25-feet from the front property line. Further, Article 3, Section 64-3-5.B.1. requires setbacks along street frontages to remain unoccupied and unobstructed from three (3) feet above grade upward. The proposed buildings exceed this height and encroach into the required setback, thereby necessitating a variance. The applicant states that the proposed buildings are to be located less than 25-feet from public rights-of-way, however it should be noted that Thrush Drive and Raven Drive are both existing private streets.

In regards to landscape area, the applicant states that the presence of the interior streets to the development, Thrush Drive and Raven Drive, creates additional street frontage for the site, which places additional landscape area and tree planting requirements on the proposed re-development of the site. Therefore, the applicant is requesting that only the site's frontage on Hurtel Street be considered when landscape area and tree planting requirements are determined for the site. It should be noted that apartment complexes with interior driveways are only required to provide front landscape area and tree plantings based on public rights-of-way.

It should be noted that the subject site is not a legal lot of record, and as such, prior to the issuance of building permits, a Subdivision will be required for the site.

As the site is proposed to have 47 dwelling units, it will be required to have 71 parking spaces. The site plan submitted depicts 99 parking spaces, therefore 28 parking spaces will be required to have alternative surfacing as approved by Engineering.

It should also be noted that as the subject site is proposed to be completely redeveloped, if approved, the project must comply with all applicable development standards of Article 3 of the UDC.

VARIANCE CONSIDERATIONS

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:

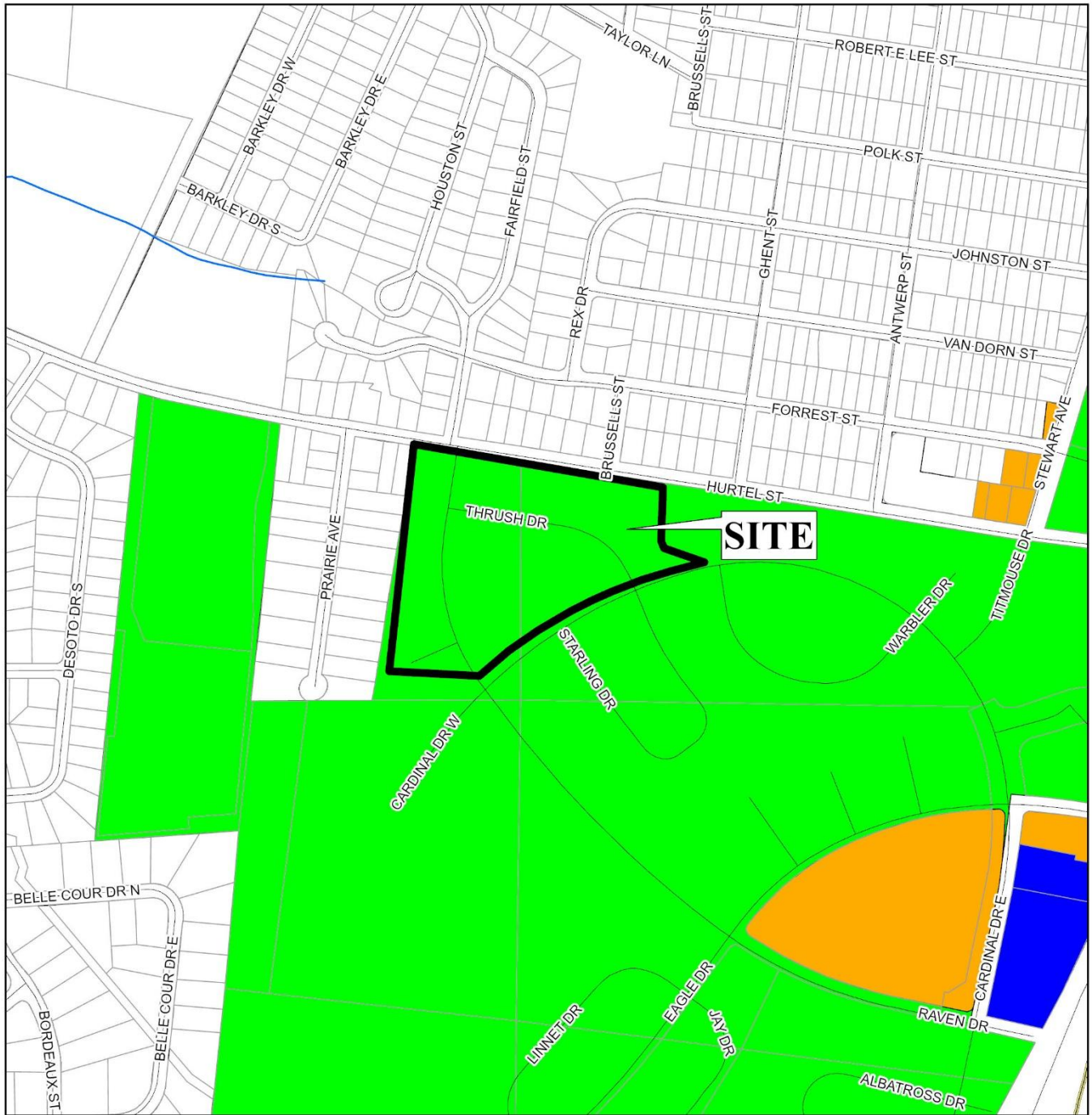
Based on the requested Variance application, if the Board considers approval of the request, the following findings of fact must be present:

- 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.

If approved, the following conditions should apply:

- 1) Compliance with the applicable development provisions of Article 3 of the UDC;
- 2) Compliance with all Traffic Engineering comments noted in this staff report;
- 3) Compliance with all Urban Forestry comments noted in this staff report;
- 4) Compliance with all Fire Department comments noted in this staff report; and
- 5) Full compliance with all other municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 6782 DATE September 14, 2026

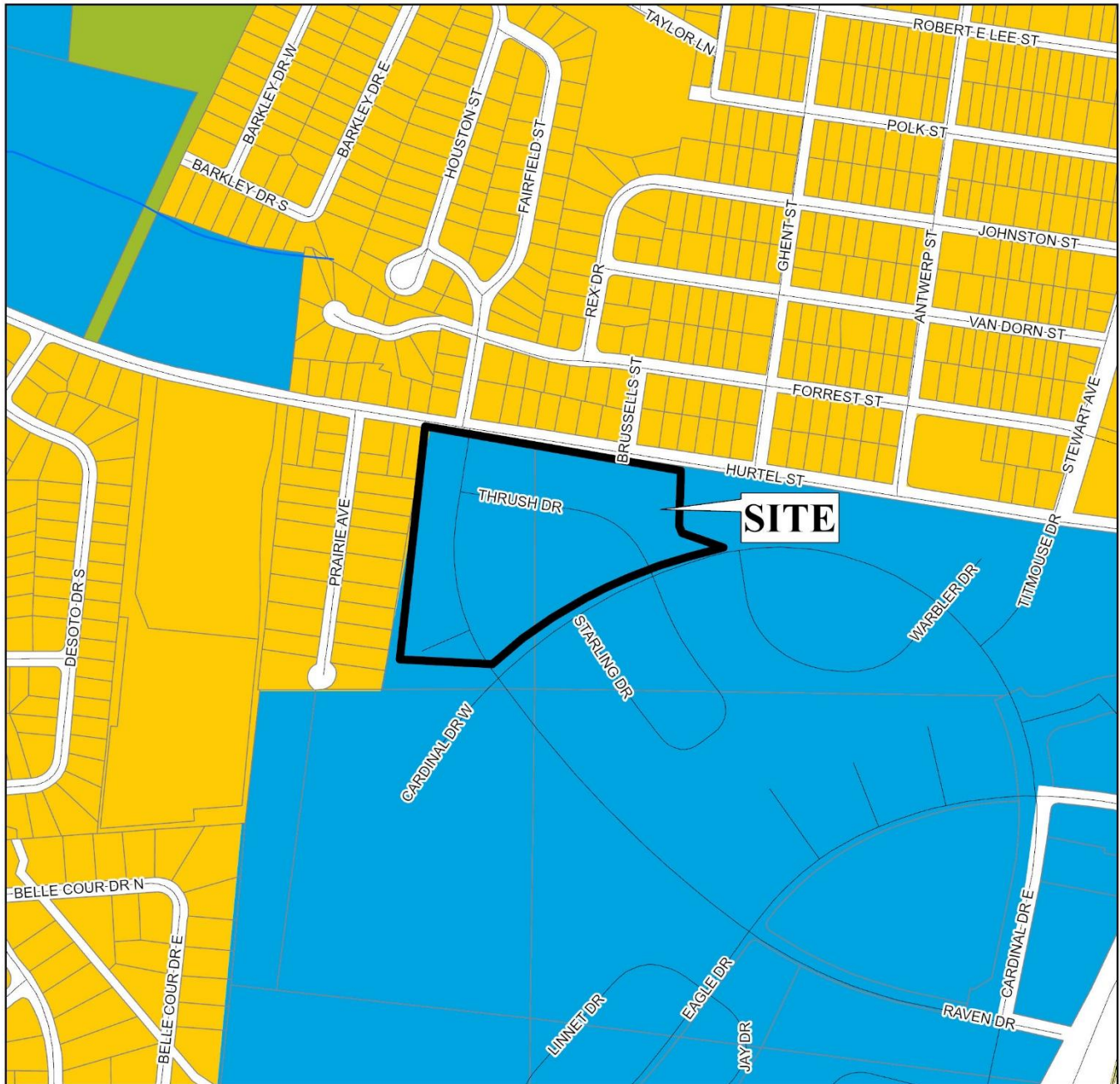
APPLICANT Geographic Consulting, LLC

REQUEST Setback and Landscape Area Variances



NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 6782 DATE September 14, 2026

APPLICANT Geographic Consulting, LLC

REQUEST Setback and Landscape Area 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 | |



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BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



The site is surrounded by residential units.

APPLICATION NUMBER 6782 DATE September 14, 2026

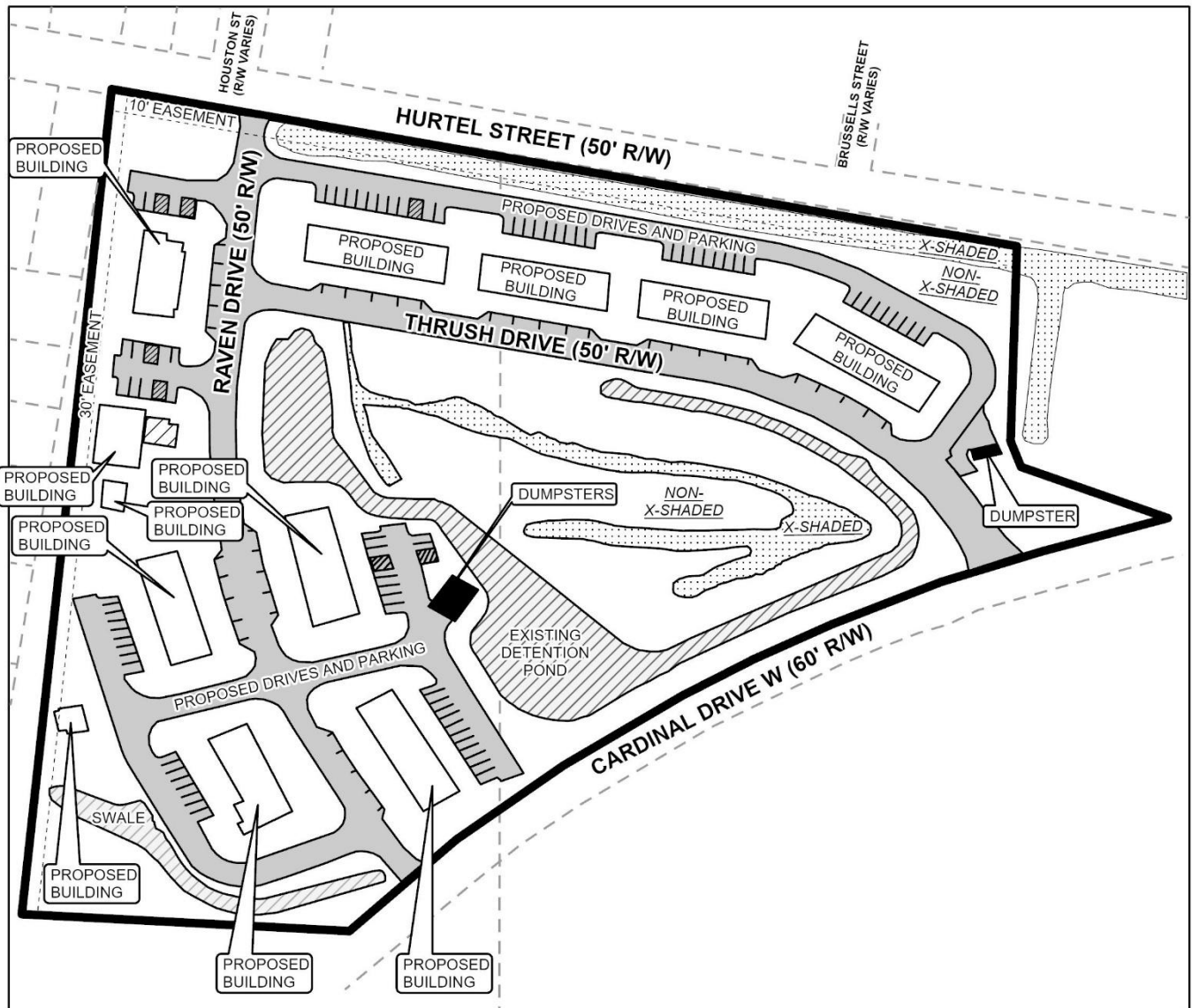
APPLICANT Geographic Consulting, LLC

REQUEST Setback and Landscape Area 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



The site plan illustrates proposed buildings, parking areas,
and driveways, as well as landscape features.

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REQUEST Setback and Landscape Area Variances



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).

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.

Zoning correspondence matrix

[illegible]

INSTITUTIONAL LAND USE (INS)

This designation includes land and buildings occupied by municipal and other governmental agencies for the exercise of their functions, to serve the public or provide a civic use or amenity. These include major libraries, airports, public schools and public safety facilities. Semi-public uses such as schools, colleges and universities, hospitals, and other major institutions that serve the public and/or operate in a public function are included.

Development Features

- ▶ The specific location and design of these complementary uses is subject to zoning. In some cases, depending on ownership, these areas may not be subject to City zoning.
- ▶ Small-scale properties (less than 2 acres) accommodating subsidiary public and semi-public facilities, such as branch libraries, substations, satellite clinics, etc., may not be specifically called out in the FLUM under this land use designation, but may instead be considered part of the array of integrated complementary uses typically found in a residential neighborhood or a mixed-use center or corridor.

Character Example



PARKS AND OPEN SPACE (POS)

This designation applies to land maintained in a natural, semi-natural state, or developed with facilities and set aside for human enjoyment and recreation or for the protection of wildlife or natural habitats. This designation includes existing parks, squares, playgrounds, playfields, gardens, greens, cemeteries, greenways and blueways, and other recreational areas and facilities that are accessible to the public. These areas are generally owned by a public entity but may include some privately owned areas that have been designated as open space. This designation is not intended to identify public land acquisition or to prohibit the development potential of individual privately-owned properties.

Character Example

