

**BOARD OF ZONING ADJUSTMENT
STAFF REPORT****Date: February 2, 2015****CASE NUMBER**

5901

APPLICANT NAMECity of Mobile, Community and Housing Development
Department**LOCATION**906 and 908 Delaware Street
(North side of Delaware Street, 110'± West of South Broad
Street)**ANALYSIS**

This is a request for a six-month extension of a previously approved bulk and side yard setback variance. The subject site is located on the North side of Delaware Street, 110'± West of South Broad Street, and is located in Council District 2.

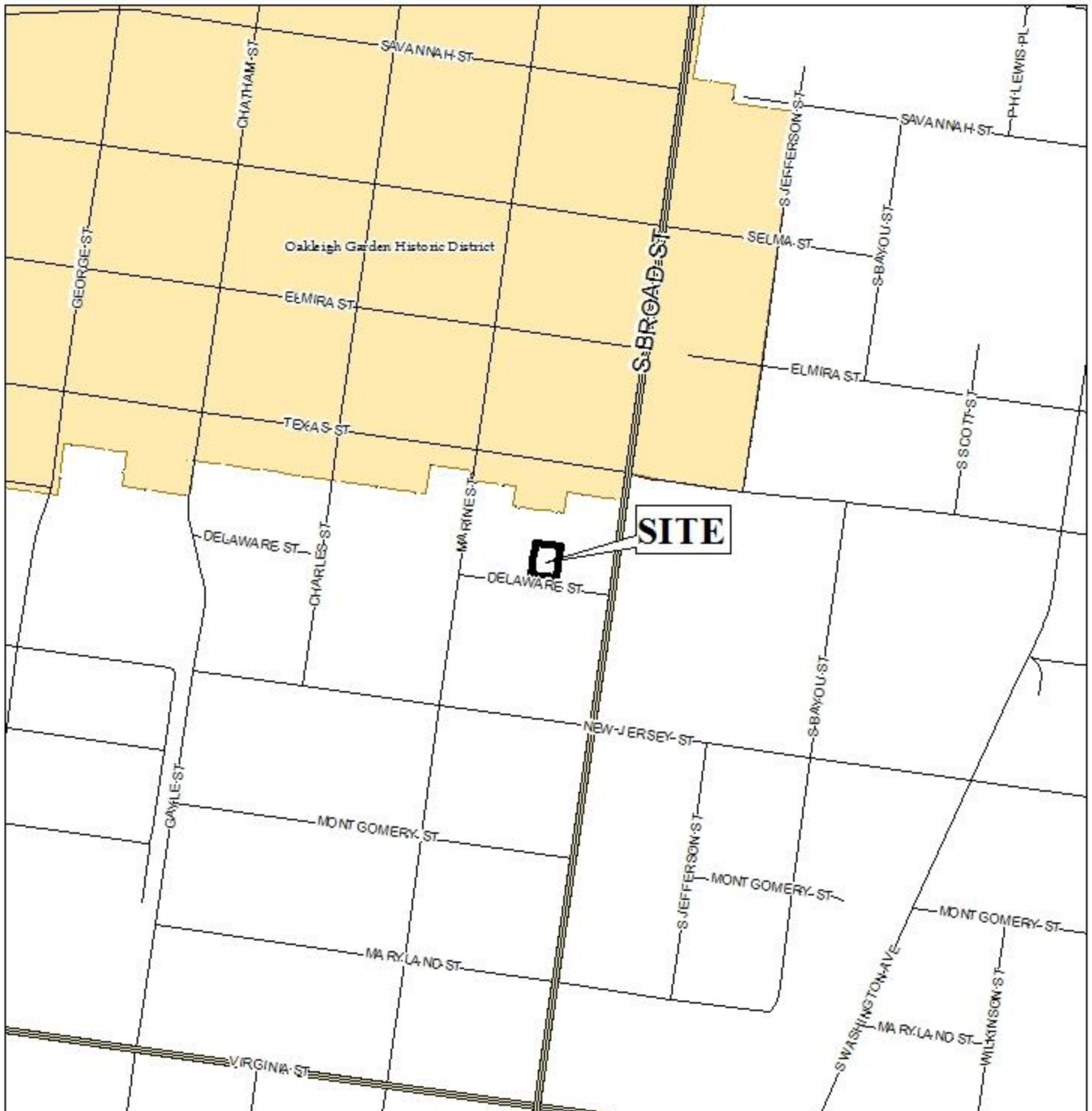
This is the first extension request since the variance was originally approved at the Board of Zoning Adjustment's July 7, 2014 meeting.

The applicant states that plans are still being finalized for permit submission. Since the applicant has submitted this extension request, building permits have been applied for, but not issued.

RECOMMENDATION:

Based on the preceding, staff recommends approval; however the applicant should be aware that future extensions are unlikely.

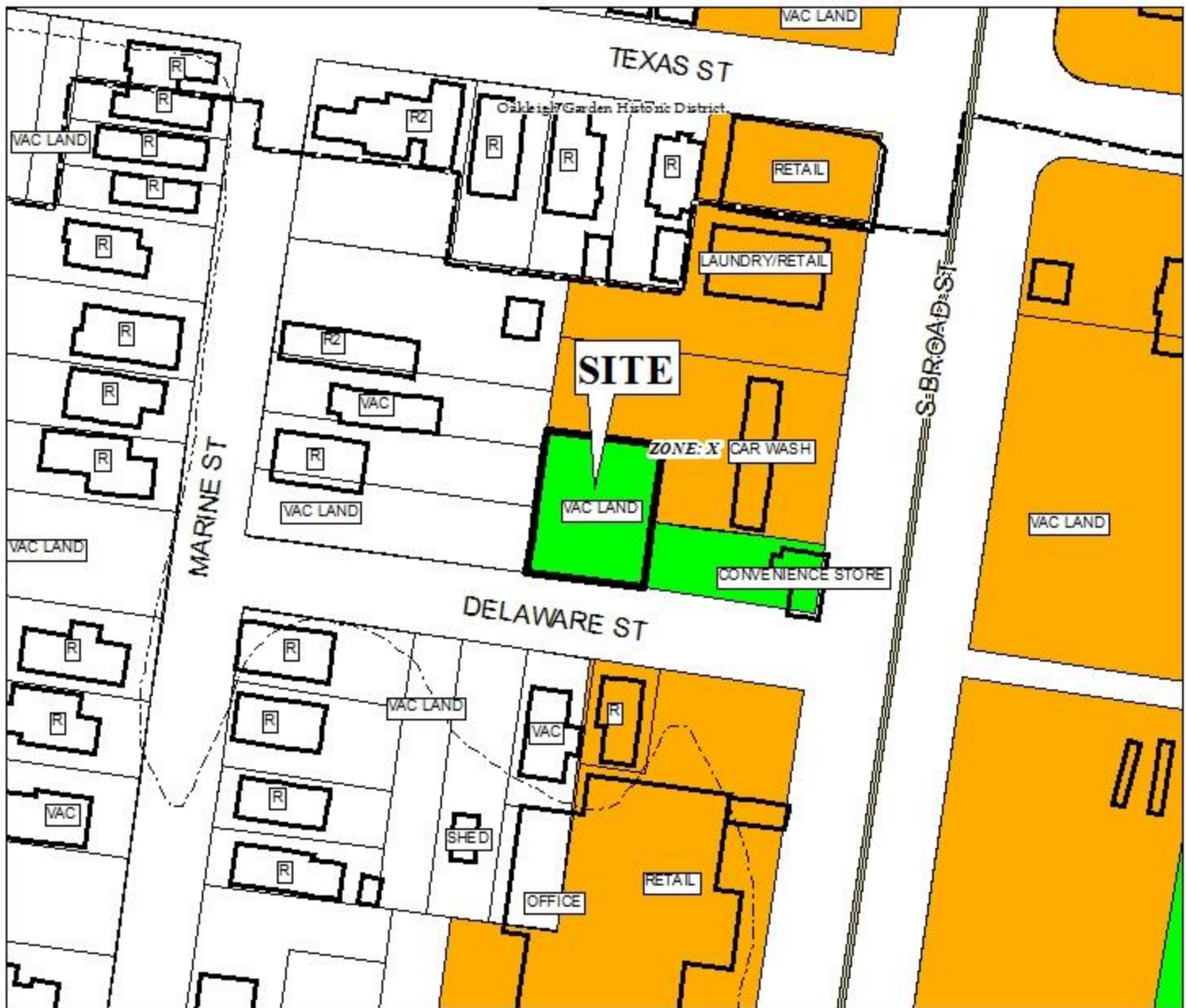
LOCATOR MAP



APPLICATION NUMBER 5901 DATE February 2, 2015
APPLICANT City of Mobile, Community Planning and Development Department
REQUEST Bulk, Front Setback, and Side Yard Setback Variances



BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



















The site is surrounded by residential units to the west, and commercial units to the east.









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 R-A
  R-3
  T-B
  B-2
  B-5
  MUN
  SD-WH
  T5.1

 R-1
  R-B
  B-1
  B-3
  I-1
  OPEN
  T3
  T5.2

 R-2
  H-B
  LB-2
  B-4
  I-2
  SD
  T4
  T6



NTS

BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING

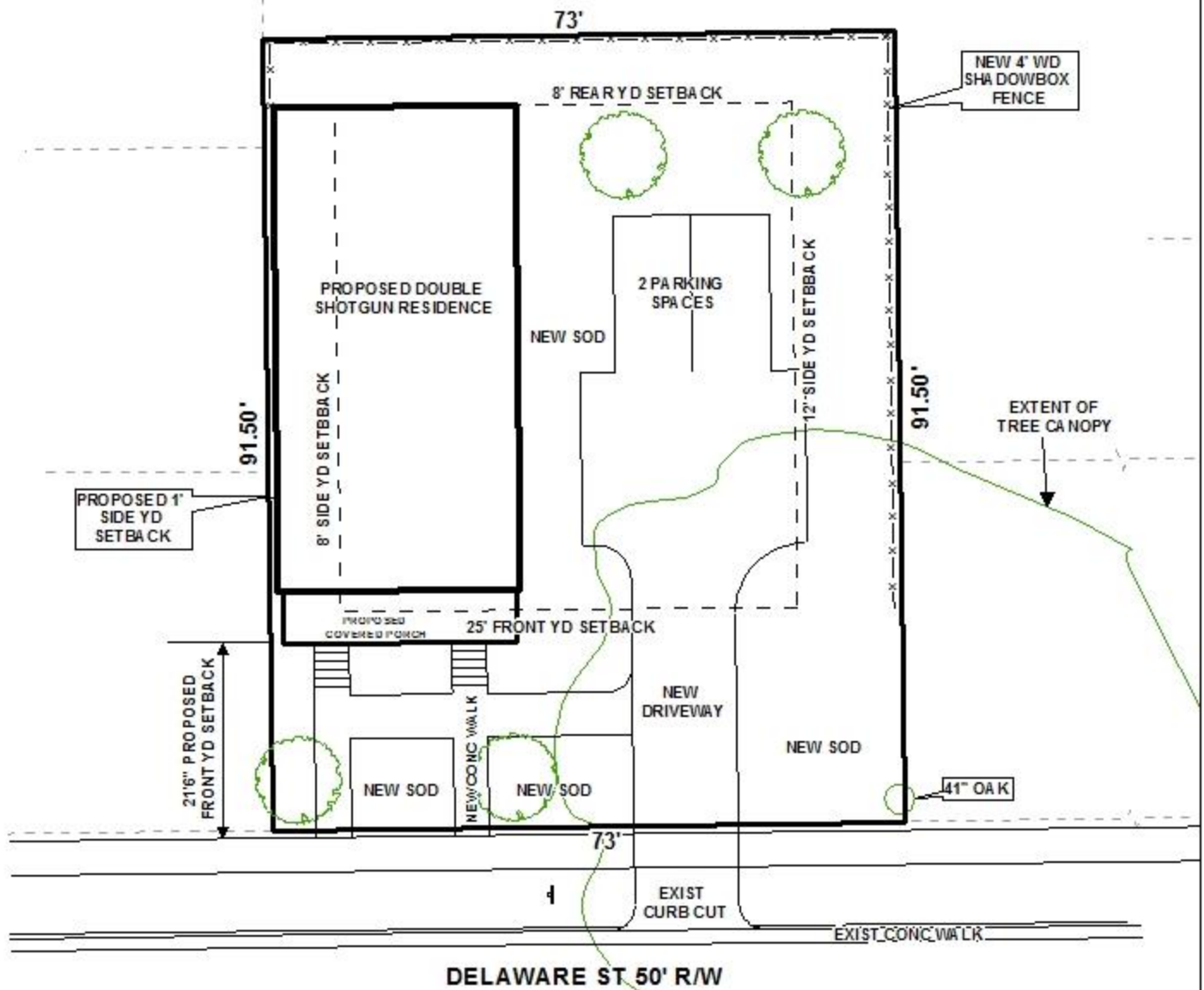


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SITE PLAN



The site plan illustrates the proposed residence, parking spaces, setbacks, fences, and trees.

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