

APPLICATION NUMBER

**5091**

A REQUEST FOR

**PARKING SURFACE, PARKING RATIO AND ACCESS  
VARIANCES TO ALLOW AN AGGREGATE SURFACE,  
SEVEN PARKING SPACES AND A 9 FOOT WIDE  
DRIVEWAY; ASPHALT, CONCRETE OR AN  
ALTERNATIVE PAVING SURFACE, WITH EIGHT  
PARKING SPACES AND A 24 FOOT WIDE DRIVEWAY IS  
REQUIRED FOR TWO WAY ACCESS IN A B-4, GENERAL  
BUSINESS DISTRICT.**

LOCATED AT

**808 & 850 DAUPHIN STREET**

(North side of Dauphin Street, 198' ± West of North Bayou Street, )

APPLICANT

**DOUGLAS B. KEARLEY**

**BOARD OF ZONING ADJUSTMENT**

FEBRUARY/2002

The applicant is requesting Parking Surface, Parking Ratio and Access Variances to allow an aggregate surface, seven parking spaces and a 9 foot wide driveway; asphalt, concrete or an alternative paving surface, with eight parking spaces and a 24 foot wide driveway is required for two way access in a B-4, General Business District.

The applicant is in the process of converting single-family residential houses into a duplex and a triplex. The applicant states that this property has several hardships; one the property is zoned B-4; the lot is approximately 15,250 square feet, and that there are two buildings on one lot.

Multiple family dwelling units are permitted only above the first or ground floor in B-4 districts; historic residential structures are exempt from this restriction as determined by Mobile Historic Development Committee. The staff has been contacted by MHDC to verify that the houses are indeed historical.

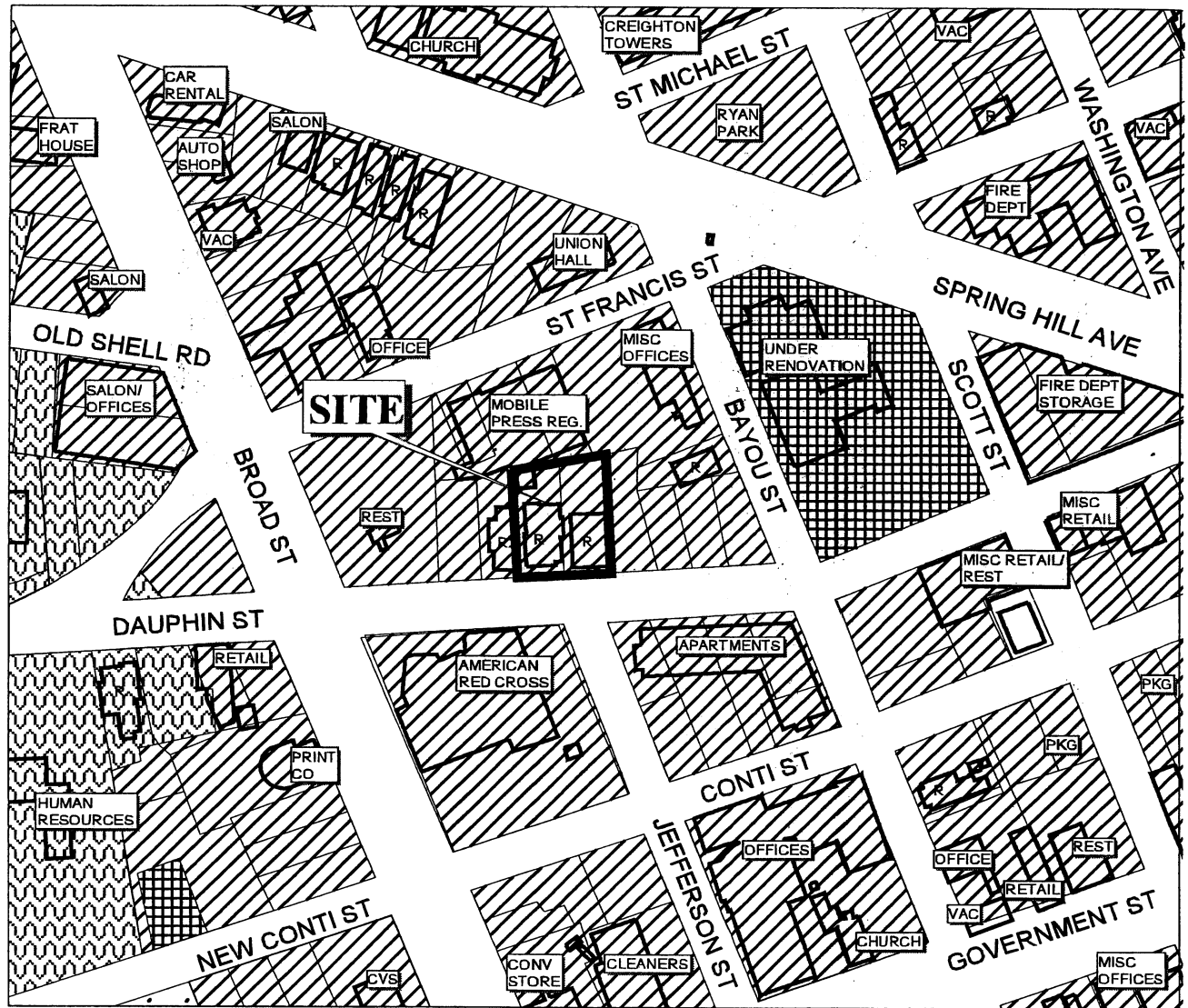
As multiple-family developments are considered commercial developments, full compliance with the tree ordinance should be required. Due to the limited space for tree plantings, this should be coordinated and approved by the Urban Forester.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application; and, unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed, and substantial justice done to the applicant and the surrounding neighborhood.

**RECOMMENDATION 5091****Date: February 4, 2002**

Based upon the preceding, this application is recommended for. approval subject to the following condition: 1) full compliance with the tree ordinance, with the location of the trees to be approved by the Urban Forester.

# PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



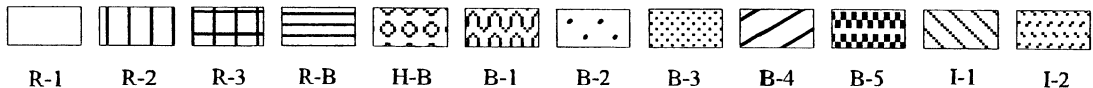
The site is surrounded by various building types.

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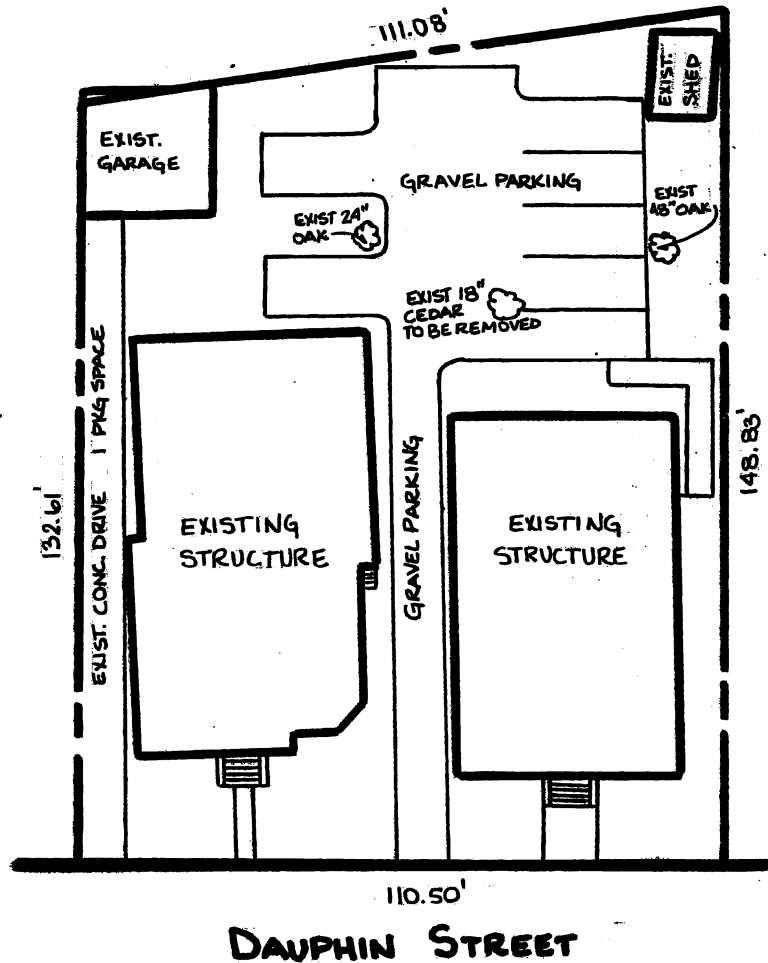
APPLICANT Douglas B. Kearley

REQUEST Parking Surface, Parking Ratio and Access Variances

LEGEND



## SITE PLAN



The site is located on the North side of Dauphin Street, 198' West of North Bayou Street.  
The plan illustrates the existing structures along with the proposed gravel parking and drive.

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 APPLICANT Douglas B. Kearley  
 USE/REQUEST Parking Surface, Parking Ratio and Access Variances



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