THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

May 3, 2023

Ian Smith
Mariner Group, Ltd.
2964 Peachtree Road
Unit 150
Atlanta, Georgia 30305

Re: **#6313**
BOA-001206-2020
151 North Cedar Street and 554 St. Louis Street
St. Louis 554, LLC
District 2

Dear Applicant(s) / Property owner(s):

On May 1, 2023, the Board of Zoning Adjustment considered your request for a **Use Variance to allow a freestanding parking lot in an SD-WH, Special District-Warehousing Sub-District of the Downtown Development District; the Zoning Ordinance prohibits parking as a primary use on the property in an SD-WH, Special District-Warehousing Sub-District of the Downtown Development District.**

After discussion, the Board determined the following Findings of Fact for Approval of the Extension:

1) **The variance will not be contrary to the public interest;**
2) **Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and**
3) **The spirit of the chapter shall be observed, and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.**

Any party aggrieved by this decision may, within **fifteen** days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed in Circuit Court must be filed with this Board within the fifteen-day appeal period.

No permit, license or certification can be issued until the **15-day** appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before **November 1, 2023**, the variance will expire and become null and void.

For further assistance, please call 251-208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT
William Guess, Chairman

By: _____
Margaret Pappas
Deputy Director of Planning and Zoning