



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

April 5, 2023

Robert Maurin
Maurin Architecture PC
601 St. Anthony Street
Mobile, Alabama 36603

Re: #6501/6214
(Case #BOA-002389-2023)
Robert Maurin
221 Dauphin Street
(South side of Dauphin Street, 60'± East of South Joachim Street).

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

On April 3, 2023, the Board of Zoning Adjustment considered your request for a **Site Variance to allow gallery columns to not have bases or capitals as well as a 16" thick gallery deck on a proposed building renovation in a T-5.2 Sub-district within the Downtown Development District; the Zoning Ordinance requires gallery columns to have bases and capitals and prohibits gallery decks thicker than 9" in a T-5.2 Sub-district within the Downtown Development District.**

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

- a) approving the variances will not be contrary to the public interest in that the additional thickness in the gallery deck exceeds the width that is required; and the lack of a base or capital for the columns align more with the architectural aesthetics desired to complete the look for the overall building;
- b) special conditions may exist, that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and
- c) the spirit of the chapter may be observed, and substantial justice shall be done to the surrounding neighborhood by granting the variance because it will be in keeping with existing balconies within the surrounding area.

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The Approval is subject to the following conditions:

- 1) submission of building permits; and
- 2) full compliance with all other municipal codes and ordinances.

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.

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