



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

February 3, 2026

John Ruzic
Porchlight, LLC
550 Saint Michael Street, Suite A
Mobile, Alabama 36602

Re: 6717
BOA-003538-2025
503 and 505 Congress Street
Porchlight, LLC (Keri Coumanis, Agent)
District 2

Use Variance to allow a concert and event venue with 100 seats in a T-4 Sub-district of the Downtown Development District; the Unified Development Code (UDC) does not allow a concert and event venue in a T-4 Sub-district of the Downtown Development District.

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

At its meeting on February 2, 2026, the Board of Zoning Adjustment considered the above referenced application.

After discussion, the Board determined the following findings of fact for approval:

- 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.

The approval is subject to the following conditions:

- 1. Submittal of a CRC application for review prior to the issuance of permits;
- 2. Obtain all required land disturbance, building, and sign permits; and
- 3. Full compliance with all municipal codes and ordinances.

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 August 2, 2026, the variance will expire and become null and void.

BOA-003538-2025 503 and 505 Congress Street
February 3, 2026

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: _____
Stephen Guthrie
Deputy Director of Planning and Zoning