



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

June 2, 2026

Mary W. Daffin
5209 Woodline Drive South
Mobile, Alabama 36693

Re: 6744/6700
BOA-SE-003655-2026
316 Dauphin Street
Mary Daffin (Robert Maurin, Agent)
District 2

Special Exception approval to allow an event venue with an occupant load of 270 people in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow an event venue with an occupant load over 100 people in a T-5.1 Sub-District of the Downtown Development District.

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

At its meeting on June 1, 2026, the Board of Zoning Adjustment was advised by Legal Counsel of the settlement of the case of *Mary Daffin v. City of Mobile Board of Adjustment*, CV-2025-902938.00. The Board approved the settlement which included the granting of the special exception for Daffin to operate her business at 316 Dauphin Street.

The approval is subject to the following conditions:

- 1) Occupancy load limited to 180 persons;
- 2) Approval by the Architectural Review Board for any exterior improvements, if appropriate;
- 3) Approval by the Architectural Review Board and a Certificate of Appropriateness for any signage, if appropriate;
- 4) Approval by the Consolidated Review Committee for any exterior improvements, as appropriate; and
- 5) Full compliance with all other municipal codes and ordinances.

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

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: Stephen Guthrie

Stephen Guthrie
Deputy Director of Planning and Zoning