



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: #6314**  
**BOA-001207-2020**  
**505, 507 & 515 St. Louis Street and 510 St Michael Street**  
**Mariner Mobile I, LLC**  
District 2

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

On May 1, 2023, the Board of Zoning Adjustment considered your request for a **Transparency Variance to allow reduced transparency in an SD-WH, Special District-Warehousing Sub-District of the Downtown Development District, the Zoning Ordinance requires a minimum of 80% transparency along a primary frontage, and 30% transparency along a secondary frontage for Shopfront frontage types in an SD-WH. Special District-Warehousing Sub-District of the Downtown Development District.**

**After discussion, the Board made 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.

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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