



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

August 5, 2022

Kendall Dumas  
Lee and Lorin, LLC  
709 Providence Estates Drive E.  
Mobile, Alabama 36695

**Re: #6462/5738**  
**(Case #BOA-002048-2022)**  
**Kendall Dumas**  
**354 St. Francis Street**  
**(North side of St Francis Street, 53'± West of North Claiborne Street).**

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

On August 1, 2022, the Board of Zoning Adjustment considered your request for a **Use Variance to allow operation of a freestanding parking lot in a T-5.1 Sub-District of the Downtown Development District; the Zoning Ordinance does not allow freestanding parking lots in a T-5.1 Sub-District of the Downtown Development District.**

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

- a. approving the variance request will be contrary to the public interest in that the site can be developed without the need for the requested variances;**
- b. special conditions with the site or unusual site constraints do not exist that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship as the site can be used in a compliant manner; and**
- c. the spirit of the chapter shall not be observed, and substantial justice shall not be done to the surrounding neighborhood by granting the variances because no similar variances have been granted in the area.**

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.

**BOA-002048-2022 KENDALL DUMAS**

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For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:   
Margaret Pappas  
Deputy Director of Planning and Zoning