



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION

May 11, 2018

Annaleigh A. Nowling
12570 Maddox Road
Chunchula, AL 36521

Re: #6173/6046/5840/5113/4902/4883
(Case #BOA-000474-2018)
Annaleigh A. Nowling
1714 Dauphin Street
(Northeast corner of Dauphin Street and Semmes Avenue.)

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

On May 7, 2018, the Board of Zoning Adjustment considered your request for a **Use, Parking Ratio, and Access and Maneuvering Variances** to amend a previously approved Variance to allow a 2,500 square-foot coffee shop with coffee roasting and music performances within a 6,000 square-foot, three-tenant building, shared access and parking with a 1,800 square-foot commercial building, with 22 parking spaces, substandard parking stalls and aisle widths in an R-1, Single-Family Residential District at the above referenced location.

After the submittal of additional information by the applicant at the meeting, and after discussion by the Board, the Board determined the following findings of fact for approval:

- 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 7, 2018, the **Use, Parking Ratio, and Access and Maneuvering Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman
Principal Planner

cc: Warren & Mildred Reilly
Dakinstreet Architects