



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

February 7, 2023

Taylor Atchison
962 Conti Street
Mobile, Alabama 36604

Re: #6491/6402
(Case #BOA-002279-2022)
Taylor Atchison
755 Monroe Street
(Southeast corner of Monroe Street and South Bayou Street).

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

On February 6, 2023, the Board of Zoning Adjustment considered your request for a **Parking Screening Variance to allow reduced tree plantings for a parking lot in a T-5.1 Sub-District of the Downtown Development District; the Zoning Ordinance requires full compliance with parking screening tree plantings in a T-5.1 Sub-District of the Downtown Development District.**

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

- 1) Approving the variance will not be contrary to the public interest;**
- 2) Special conditions do exist in such a way that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship to residents in the surrounding area; and,**
- 3) The spirit of the chapter shall be observed, and substantial justice shall be done to the surrounding neighborhood by granting the Variance.**

The approval is subject to the following conditions:

- 1) Installation of an evergreen hedge along the fence where the main site adjoins residential development;**
- 2) Install large (three-foot) planters with palm trees or evergreen plants (three to four-foot in height) along the Monroe Street side of parking lot, to create screen—planters should not interfere with the drainage structures and overhead powerlines along Monroe Street, with proper permits;**

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- 3) Plant holly or boxwood bushes (designed bed) within the grassy point of the Western edge of the parking lot to create a screen and deter vehicles from entering and exiting the parking lot at that location, with proper permits;**
- 4) Plant four large compliant trees along the Canal Street Service Road side of the parking lot to create a screen and deter vehicles from entering and exiting the parking lot on that side—two trees to be planted on either side of the Ice Box sign;**
- 5) Utilize the vacant space across Monroe Street (East side of Hophounds) to create additional parking spaces, with a hedge planted along the front/Monroe Street side to create a screen, as long as space this space is available, with properly permitted directional signage;**
- 6) Install string lights above the parking lot to provide increased lighting/security;**

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.

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 6, 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: Marie York
Marie York, Principal Planner