

The City of Mobile, Alabama

Board of Zoning Adjustment

Letter Of Decision

September 24, 2020

Brian Metcalfe

METCALFE & COMPANY INC

5 Dauphin St, STE 101

Mobile AL 36602

**Re: #6342**

**(Case #BOA-001337-2020)**

**Metcalfe & Company (Brian Metcalfe, Agent)**

**200 North Royal Street**

(Block bounded by North Royal Street, State Street, North Water Street and St. Anthony Street).

Council District 2

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

On September 14, 2020, the Board of Zoning Adjustment considered your request for a **Building Material, Window Transparency and Fence Height Variances to allow a metal modular building with reduced window transparency, and a perimeter fence height of 10’ in a T-6 Sub-District of the Downtown Development District; the Zoning Ordinance prohibits metal exterior finishes on structures, requires a window transparency of at least 78%, and limits a perimeter fence height to a maximum of 8’ within a T-6 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 because the proposed changes to the site are in keeping with the character of the existing development;**
2. **Special conditions were illustrated such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship as the FBI has unique requirements related to security that other sites do not have; 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. **Obtain associated building permits; and**
2. **Full compliance with all municipal codes and ordinances.**

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 **March 14, 2021**, the variance 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: Castle USA