



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 13, 2020

Cowles, Murphy, Glover & Associates  
457 St. Michael St  
Mobile, AL 36602

**Re: #6328/6270/5653**  
**(Case #BOA-001286-2020)**  
**Marine Rigging, Inc. (Gary Cowles, Agent)**  
**500 & 552 Beauregard Street**  
(Northwest corner of Beauregard Street and North Lawrence Street).  
Council District 2

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

On July 6, 2020, the Board of Zoning Adjustment considered your request for a **Use, Access/Maneuvering and Tree Planting Variances to allow tension testing and research of marine rigging components, vehicular access/maneuvering area within the public right-of-way, and reduced tree plantings for a commercial site in a B-4, General Business District; the Zoning Ordinance does not allow a laboratory for testing or research in a B-4, General Business District, requires all access/maneuvering areas to be on-site, and full compliance with all tree planting requirements for a commercial site.**

**After discussion, the Board determined the following findings of fact for Approval of the Use, Access/Maneuvering and Tree Planting Variance requests:**

- 1) Approving the variances will not be contrary to the public interest in that the use would be a continuation of the previously-approved Use Variance, and the Access/Maneuvering and Tree Planting requests are necessitated by a proposed City project and not the applicant's initiatives;**
- 2) Special conditions were illustrated such that the literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and**
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance because the use will not change, traffic within the right-of-way will not be adversely affected, and tree bank donations can be utilized elsewhere in the City.**

**The approval is subject to the following conditions:**

- 1) donation of \$1,600 to the Mobile Tree Commission to mitigate the shortage of eight (8) overstory trees at \$200.00 per tree; and**
- 2) full compliance with all other municipal codes and ordinances.**

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By: \_\_\_\_\_  
Margaret Pappas  
Deputy Director of Planning and Zoning

cc: Marine Riggings, Inc