



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

March 9, 2015

Rogers & Williard, Inc.
3005 Mill Street
Mobile, AL 36607

Re: #5948
(Case #ZON2015-00108)
Rogers & Willard, Inc.
451 & 455 St. Louis Street
(Southeast corner of St. Louis and North Lawrence Street and Southwest corner
of St. Louis Street and North Franklin Street).

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

On March 2, 2015, the Board of Zoning Adjustment considered your request for a **Site Variance to allow more than one curb cut per street frontage in the Downtown Development District** at the above referenced location.

After discussion, the Board determined the following findings of fact for Approval:

- 1) Approving the variance will not be contrary to the public interest in that the applicant could have up to four curb-cuts by right on the site;
- 2) Special conditions do exist and there is a hardship which exists specifically, the existing auto-oriented architectural features of the National Register of Historic Places-listed building that make the need for supplemental curb-cuts necessary for the reuse of the property; and
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance to allow the site to have better traffic flow, and to support the renovation of the historic structure.

The approval is subject to the following conditions:

- 1) limited to two curb-cuts to North Hamilton Street, two curb-cuts and one mountable curb to North Lawrence Street, and the removal of all other curb-cuts; and
- 2) full compliance with all other municipal and ordinances, including the obtaining of all permits necessary for work in the right-of-way.

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.

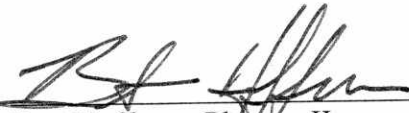
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before September 2, 2015, the **Site Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman, Planner II

cc: Grebe LLC
Anchor Engineering

/lw