



THE CITY OF MOBILE, ALABAMA  
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

February 20, 2017

Oakleigh Custom Woodworks, LLC  
805 Church Street  
Mobile, AL 36602

Re: #6085  
(Case #ZON2016-02246)  
Oakleigh Custom Woodworks, LLC  
356 State Street  
(Northeast corner of State Street and North Franklin Street)

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

On February 6, 2017, the Board of Zoning Adjustment considered your request for a **Use Variance to allow a custom woodworking shop in a T-4 Sub-District within the Downtown Development District; the Zoning Ordinance prohibits light manufacturing businesses in a T-4 Sub-District within the Downtown Development District** at the above referenced location.

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

- 1) **Granting the variance will not be contrary to the public interest because proposed business will have minimal impact on the surrounding properties;**
- 2) **Special conditions do appear to exist such that the literal enforcement of the provisions of the chapter will result in an unnecessary hardship, as the proposed commercial business use is small in scale and not a large manufacturing business; 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 proposed business will provide services to the surrounding historic area.**

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

**Oakleigh Custom Woodworks, LLC**

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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, 2017, the **Use Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By: Marie York  
Marie York, Planner II

cc: Cross Property Resource, LLC  
Byrd Surveying, Inc.

/lr