



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

April 6, 2018

Shipshape Urban Farms, LLC  
James W. Wishon  
610 St. Michael Street  
Mobile, AL 36602

**Re: #6169**  
**(Case #BOA-000454-2018)**  
**Shipshape Urban Farms, LLC**  
(Northeast corner of St. Michael Street and North Dearborn Street)

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

On April 2, 2018, the Board of Zoning Adjustment considered your request for a **Bulk/Site Variance to allow the use of 9 total steel shipping containers for the manufacturing of produce and office space in a SD-WH District within 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 public interest, in that the Downtown Development District Zoning Ordinance does not sufficiently address building materials and site design;**
- 2) Special conditions do exist and there are hardships, including the fact that the shipping containers are key to the business model of the start-up, that make the development necessary as proposed;**
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the applicant and surrounding neighborhood by granting the variance because the shipping containers will be removed if the business ceases operations.**

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

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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 October 2, 2018, the **Bulk/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  
Principal Planner