



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

November 8, 2023

Nik Krueger
306 St. Francis Street
Mobile, Alabama 36602

Re: #6553
BOA-002676-2023
North side of St. Francis Street, 71'± East of North Claiborne Street
Nik Krueger
District 2

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

On November 6, 2023, the Board of Zoning Adjustment considered your request for Frontage Type, Access, Fence, and Site Variances to allow a non-compliant frontage type for a new structure with an increased front yard setback, allow a six-foot (6') fence, and to allow a curb cut along the primary street frontage for a lot with no secondary street frontage and less than 54-feet in width in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires a compliant frontage type, a 12-foot maximum setback for structures, limits fences to 4-feet (4') tall, and does not allow a curb cut along the primary street frontage for a lot with no secondary street frontage and less than 54-feet in width in a T-5.1 Sub-District of the Downtown Development District.

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

- 1) The variance will not be contrary to the public interest;
- 2) Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- 3) The spirit of the chapter shall be observed, and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

The approval is subject to the following condition:

- 1) Submittal of an application for review to the Consolidate Review Committee (CRC).

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.

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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 May 6, 2024, the variance will expire and become null and void.


For further assistance, please call 251-208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Margaret Pappas

Deputy Director of Planning and Zoning