



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

December 3, 2025

Maurin Architecture, P.C.
ATTN: Robert Maurin
61 Saint Joseph Street
Suite 1501
Mobile AL 36603

Re: 6718
BOA-003541-2025
408 Adams Street
Maurin Architecture, P.C., (Robert Maurin, Agent)
District 2
Building Height and Parking Variances to allow a new four (4) story mixed-use development structure with 55 parking spaces in a T-4 Sub-district of the Downtown Development District; the Unified Development Code (UDC) limits structures to a maximum of three (3) stories tall, and prohibits parking lots with more than 20 spaces in a T-4 Sub-district of the Downtown Development District.

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

At its meeting on December 1, 2025, the Board of Zoning Adjustment considered the above referenced application.

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

- A) The variance will not be contrary to the public interest;
- B) Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- C) 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 conditions:

- 1) Either submit a one (1) lot Subdivision application, or record an ingress/egress easement in Probate Court to legitimize the cross access;
- 2) Submittal of a revised site plan to the CRC for review prior to the issuance of permits;
- 3) Obtain all required land disturbance, building, and sign permits; and
- 4) Full compliance with all municipal codes and ordinances.

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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 June 1, 2026, the variance will expire and become null and void.


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.

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

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman



By: _____

Stephen Guthrie

Deputy Director of Planning and Zoning