



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

March 3, 2021

VCP Seamans, LLC
2110 Powers Ferry Road., Suite 150
Atlanta, GA 30339-5062

Re: #6371
(Case #BOA-001514-2021)
VCP Seamans, LLC (Eric Jackson, agent)
350 St Joseph Street
(Northeast corner of Adams Street and St Joseph Street, extending to North Water Street).

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

On March 1, 2021, the Board of Zoning Adjustment considered your request for a **Primary Frontage Lot Width Variance to allow an increased lot width along a primary frontage street in a T-5.1, Mixed-Use of Medium Intensity Sub-District of the Downtown Development District** at the above referenced location.

After discussion, the Board determined the following Findings of Fact for Approval of the requests:

- 1) The variance will not be contrary to the public interest in that the proposed lot will have a width similar to that of other lots in the area;
- 2) Special conditions do exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship in that prior to the adoption of the DDD regulations, the applicant would have been allowed to record the proposed lot without the need for a variance; and
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance by allowing the platting of a new lot that will be similarly configured to other lots in the area.

The Approval is subject to the following conditions:

- 1) Completion of the Subdivision process; and
- 2) Full compliance with all municipal codes and ordinances.

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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 1, 2021**, the 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, Principal Planner

cc: Rowe Engineering & Surveying

/lw