



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

November 13, 2017

ECD State Street Properties
250 State Street
Mobile, AL 36603

Re: #6139
(Case #BOA-000290-2017)
Eric C. Droblven
208 North Joachim Street
(Southeast corner of North Joachim Street and State Street.)

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

On November 6, 2017, the Board of Zoning Adjustment considered your request for a **Masking of Parking Variance to waive masking requirements for a parking lot in a T-4 Sub-District of 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 existing screening meets the spirit and intent of the Downtown Development District requirements;**
- 2) Special conditions do exist and there are hardships which exist, including the existing vegetation and masonry wall, that bringing the site into compliance would be extremely difficult;**
- 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 existing screening is established and well maintained.**

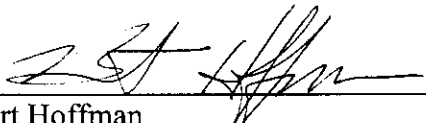
Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed in Circuit Court must be filed with this Board within the fifteen-day appeal period.

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No certification can be issued until the 15-day appeal period has expired and no appeal has been made. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT
William Guess, Chairman

By: 
Bert Hoffman
Principal Planner