



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

June 9, 2023

Jared Fulton  
Chambless King Architects  
2421 2<sup>nd</sup> Avenue North  
Suite 1  
Birmingham, Alabama 35203

**Re: #6520**  
**BOA-002511-2023**  
**500 St. Louis Street**  
**Chambless King Architects**  
District 2

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

On June 5, 2023, the Board of Zoning Adjustment considered your request a **Front Yard Setback and Building Story Height Variance to allow a building addition more than ten-feet (10') from the front property line and an addition to an existing structure with a story height of ten-feet (10') in an SD-WH, Special District-Warehousing Sub-District of the Downtown Development District; the Unified Development Code (UDC) limits the front yard setback to a maximum of ten-feet (10') and requires non-residential uses to have a minimum story height of 14-feet in an SD-WH, Special District-Warehousing Sub-District of the Downtown Development District.**

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

- 1) **The variance will not be contrary to the public interest, as there will be no changes as it relates to the existing curb cuts;**
- 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.**

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

**BOA-002511-2023 Chambless King Architects**

**June 9, 2023**

**Page 2 of 2**

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 **December 5, 2023**, 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