



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

August 5, 2025

Chester Lachowicz
Alabama Power Company
600 18th Street North
Birmingham, Alabama 35203

Re: 6686
BOA-SE-003400-2025
850 Marion Street
Alabama Power Company (Chester Lachowicz, Agent)
District 2
Special Exception approval to allow an electrical substation in an R-2, Two-Family Residential Suburban District; the Unified Development Code (UDC) requires Special Exception approval for electrical substations in an R-2, Two-Family Residential Suburban District.

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

At its meeting on August 4, 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 proposed use **is** in harmony with the general purpose, goals, objectives and standards of this Chapter, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City.
- B. The proposed use at the proposed location **shall not** result in a substantial or undue adverse effect on adjacent property, the character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety and general welfare either as they now exist or as they may in the future be developed as a result of the implementation of provisions and policies of this Chapter, or any other plan, program, map, or ordinance adopted, or under consideration pursuant to official notice, by the City or other governmental agency having jurisdiction to guide growth and development.
- C. The proposed use **will** be adequately served by, and will not impose an undue burden on, any of the improvements, facilities, utilities, and services specified in this subsection.
- D. The proposed use **is** consistent with all applicable requirements of this Chapter, including: any applicable development standards in Article 3; and any applicable use regulations in Article 4.
- E. The proposed use **is** compatible with the character of the neighborhood within the same zoning district in which it is located.
- F. The proposed use **will not** impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

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- G. The proposed use **will** have no more adverse effects on health, safety or comfort of persons living or working in the neighborhood or will be no more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district.
- H. The site **is** designed to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads.
- I. The site **is** designed to minimize the impact on storm water facilities.
- J. The use **will** be adequately served by water and sanitary sewer services.
- K. The use **is not** noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- L. The use **will not** be detrimental or endanger the public health, safety or general welfare.

The approval is subject to the following conditions:

- 1) Revise the site plan to indicate the height and materials of the existing perimeter fence;
- 2) Relocate the existing perimeter fence to be outside of the 25-foot minimum building setback line if it is a privacy fence (or similar) taller than three-feet (3');;
- 3) Revision of the site plan to provide at least one (1) queueing space (9' x 17' each) in front of the gate to allow vehicles to pull out of the right-of-way;
- 4) Revise the site plan to depict an eight-foot (8') high solid masonry wall or wood fence around the substation;
- 5) Placement of a note on the site plan stating that storage of materials, trucks or repair equipment shall not be permitted on the site.
- 6) Revise the site plan to depict a compliant residential buffer where the site abuts residentially zoned properties;
- 7) Retention of the sidewalk along Marion Street;
- 8) Full compliance with tree planting and landscape area requirements for the portion of the site that is being developed.
- 9) Submittal of a revised site plan (.pdf) to planning@cityofmobile.org prior to the issuance of permits; and
- 10) Full compliance with all municipal codes and ordinances.

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 February 4, 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

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