



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 8, 2025

Mary W. Daffin
(Robert Maurin, Agent)
5209 Woodline Drive South
Mobile AL 36693

Re: 6700
BOA-SE-003449-2025
316 Dauphin Street
Mary Daffin (Robert Maurin, Agent)
District 2
Special Exception approval to allow an event venue with an occupant load of 270 people in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires Special Exception approval to allow an event venue with an occupant load over 100 people in a T-5.1 Sub-District of the Downtown Development District.

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

At its meeting on October 6, 2025, the Board of Zoning Adjustment considered the above referenced application.

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

- A. The proposed use **is not** 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** 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 not** be adequately served by, and will impose an undue burden on, any of the improvements, facilities, utilities, and services specified in this subsection.
- D. The proposed use **is not** 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 not** compatible with the character of the neighborhood within the same zoning district in which it is located.
- F. The proposed use **will** impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.
- G. The proposed use **will** have more adverse effects on health, safety or comfort of persons living or working in the neighborhood, or will be more injurious to property or improvements in the neighborhood than would any other use generally permitted in the same district.
- H. The site **is not** designed to provide ingress and egress that minimize traffic hazards and traffic congestion on the public roads.
- I. The site **is not** designed to minimize the impact on storm water facilities.
- J. The use **will not** be adequately served by water and sanitary sewer services.
- K. The use **is** noxious or offensive by reason of emissions, vibration, noise, odor, dust, smoke or gas; and
- L. The use **will** be detrimental or endanger the public health, safety or general welfare.

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