



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 13, 2020

Merchants Alabama, LLC
11 N. Water Street
Suite 24290
Mobile, AL 36602

Re: #6330/6170

(Case #BOA-001291-2020)

Merchants Alabama, LLC

250 Yeend Street

(North side of Yeend Street extending to the South side of Baker Street, 400'± West of the intersection of Yeend Street and Baker Street).

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

On July 6, 2020, the Board of Zoning Adjustment considered your request for a **Front Yard Setback Variance to allow the construction of elevated emergency exits and associated stairs within a required front yard setback in an I-2, Heavy Industrial District; the Zoning Ordinance requires any structure which exceeds three (3) feet in height to meet all required setbacks in an I-2, Heavy Industrial District.**

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

- 1) Approving the variance will not be contrary to the public interest as the properties which stand to be most affected by the request are separated from the subject property by an active railroad;**
- 2) Special conditions were illustrated such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship, as federal flood zone requirements create the create the required height of the floor of the building; and**
- 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 surrounding area is primarily heavy industrial used land and safe egress in an emergency is essential.**

Merchants Alabama, LLC (#6330/6170 BOA-001291-2020)

July 13, 2020

Page 2 of 2

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:

Margaret Pappas

Deputy Director of Planning and Zoning

cc: