



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

August 10, 2018

Robert Maurin
Maurin Architecture, P.C.
601 St. Anthony Street
Mobile, AL 36603

Re: #6201
(Case #BOA-000606-2018)
Robert Maurin
650 St. Louis Street
(Northwest corner of St. Louis Street and North Dearborn Street).

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

On August 6, 2018, the Board of Zoning Adjustment considered your request for a **Front Yard Setback and Frontage Type Variances to allow a building within the 10' front minimum building setback line and a non-specified frontage type in the SD-WH Sub-District within the Downtown Development District** at the above referenced location.

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

- 1) The variance will not be contrary to the public interest in that granting the frontage type variance will allow an existing structure to be placed on the site;**
- 2) These special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship in that if North Dearborn Street were considered the property's frontage, the proposed development would meet all minimum and maximum setbacks; and**
- 3) That the spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance in that the proposed development will meet the intent of the Downtown Development District regulations.**

The approval is subject to the following conditions:

- 1) Submittal of seven (7) copies of the recorded St. Louis Street – Dearborn Subdivision plat prior to issuance of permits;
- 2) Approval by the CRC for all signage prior to the obtaining of sign permits and installation of signage; and
- 3) Full compliance with all municipal codes and ordinances.

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.

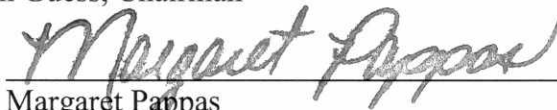
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before February 6, 2019, the **Front Yard Setback and Frontage Type Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Margaret Pappas

Deputy Director of Planning & Zoning

Cc: Robert J. Isakson, Sr.
Maurin Robert C & Karrie Kitchens
Byrd Surveying, Inc.