



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

August 5, 2025

Ken Kleban
Kleban Properties, LLC
1189 Post Road
Fairfield, Connecticut 06824

Re: 6687/6651/6307
BOA-003401-2025
300 St. Louis Street
Kleban Properties, LLC (Keri Coumanis, Agent)
District 2
Building Height and Frontage Type Variances to amend a previously approved variance to allow a building to exceed the maximum height allowance, with a non-compliant frontage type, in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) limits maximum building height to three stories and requires one (1) of six (6) frontage types in a T-5.1 Sub-District of the Downtown Development 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 variance **will not** be contrary to the public interest;
- B. Special conditions **exist** such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C. The spirit of the chapter **shall be** observed and substantial justice **done** to the applicant and the surrounding neighborhood by granting the variance.

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

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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