



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

February 9, 2018

Mobile Chamber of Commerce Foundation
Frank Lott, Innovation Portal
451 Government Street
Mobile, AL 36602

Re: #6157

(Case #BOA-000377-2018)

Mobile Area Chamber of Commerce Foundation (Frank Lott, Agent)

358 St. Louis Street

(Area bounded by St. Louis Street, North Franklin Street, St. Anthony Street, Gliddon Place and North Claiborne Street.)

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

On February 5, 2018, the Board of Zoning Adjustment considered your request for a **Frontage, Sign, Building Materials, and Parking Variances** to allow a 1,097 square foot pedestrian forecourt, an individual storefront sign 10' in height, metal siding and roofing as well as vertical polycarbonate skylights, and parking spaces without wheel stops in a T5.1 Sub-District of the Downtown Development District at the above referenced location.

After discussion, the Board determined the following findings of fact for Approval of the Frontage, Sign, Building Materials and Parking Variances:

- 1) Granting the variances will not be contrary to the public interest in that the development will result in the renovation of existing buildings and the construction of a new building, with landscaping and parking;
- 2) Special conditions exist in such a way, including the limitations on building material choices – and hence design expression - imposed by the Zoning Ordinance, that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and,

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- 3) **The spirit of the chapter shall be observed and substantial justice shall be done to the applicant and the surrounding neighborhood by granting the variances, since an underutilized site will be reinvigorated with new development and renovation.**

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 August 5, 2018, the **Frontage, Sign, Building Materials, and Parking Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman
Principal Planner

cc: LA South, Inc.

/lr