



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

January 10, 2020

Asarisi & Associates, LLC
6170 OMNI Park Dr.
Suite C
Mobile, AL 36609

Re: #6304
(Case #BOA-001163-2019)
Asarisi & Associates
256 – 260 St. Louis Street
(Northeast corner of St. Louis Street and North Jackson Street).
Council District 2

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

On January 6, 2020, the Board of Zoning Adjustment considered your request for **Frontage Width and Curb Cut Variances to allow a 220' primary street frontage for a newly-platted property, and two curb cuts along a property frontage in a T5.1 Sub-District of the Downtown Development District; the Zoning Ordinance limits newly-platted properties to a maximum of 180' of primary street frontage, and allows only one curb cut per property frontage 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:

- 1) The variance will not be contrary to the public interest in that the proposed number of curb cuts will be in keeping with the neighborhood;**
- 2) Special conditions do exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and**
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance.**

The Approval is subject to the following conditions:

- 1) Compliance with Traffic Engineering comments: *(The site plan illustrates the two driveways on St Louis Street as each approximately 22-23' wide. This width will not promote one-way circulation through the site. Angling the parking on site, although it***

may slightly reduce the number of parking spaces shown, will further establish the circulation as one-way. The center parking spaces should also include bumper stops (if angled) to prevent pulling out in the wrong direction.);

- 2) Compliance with Engineering comments (*If the VARIANCE is approved for use the applicant will need to have the following conditions met: 1. Submit and receive a Land Disturbance Permit through Central Permitting for the proposed site development. 2. Any and all proposed land disturbing activity within the property will need to be in conformance with Mobile City Code, Chapter 17, Storm Water Management and Flood Control; the City of Mobile, Alabama Flood Plain Management Plan (1984); and, the Rules For Erosion and Sedimentation Control and Storm Water Runoff Control. 3. Submit a ROW Permit for any site work within the Public ROW.*);
- 3) Submittal of documentation from both Traffic Engineering and Right-of-Way that they are in agreement with the parking configuration;
- 4) Obtaining final approval from the CRC;
- 5) Obtaining of all necessary permits; and
- 6) 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 July 6, 2020, the **Frontage Width and Curb Cut Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Marie York
Principal Planner

cc: 660 St. Louis Street Land