



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 14, 2022

Taylor Atchison  
Rata Investments, LLC  
553 Dauphin Street  
Mobile, Alabama 36602

**Re: #6465**  
**(Case #BOA-002067-2022)**  
**Taylor Atchison**  
**553 Dauphin Street**  
**(South side of Dauphin Street, 26'± West of South Cedar Street).**

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

On July 11, 2022, the Board of Zoning Adjustment considered your request for a **Site Variance to allow a non-compliant gallery frontage in a T-5.1 Sub-District of the Downtown Development District; the Zoning Ordinance requires new galleries to comply with design standards in a T-5.1 Sub-District of the Downtown Development District.**

**After discussion, the Board determined the following Findings of Fact for Approval:**

- a) approving the variances will not be contrary to the public interest;**
- b) special conditions appear to exist, that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship in that the existing city infrastructure requires a gap in order to meet other dimensional requirements; and**
- c) the spirit of the chapter shall be observed, and substantial justice shall be done to the surrounding neighborhood by granting the variance because it will be in keeping with existing dimensional standards (depth) of balconies within the surrounding area.**

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 **January 11, 2023**, the variance will expire and become null and void.

**BOA-002067-2022 TAYLOR ATCHISON**

**July 13, 2022**

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For additional assistance call the Planning and Zoning Department at (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:

  
Marie York, Principal Planner