



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

October 5, 2026

Kari Givens
Byrd Surveying
2609 Halls Mill Road
Mobile, AL 36606

Re: 6789
BOA-003892-2026
251 & 255 St. Louis Street and 106 & 160 North Jackson Street
G5 Realty, LLC
District 2
Lot Width and Curb Cut Variances to allow creation of a new lot exceeding 180-feet wide with two (2) curb cuts to the secondary frontage (North Jackson Street) and one (1) curb cut to the primary frontage (St. Louis Street) in a T-5.1 sub-district of the Downtown Development District (DDD); the Unified Development Code (UDC) limits new lots to a maximum of 180-feet wide as well as limiting sites to a single curb cut per secondary frontage (North Jackson Street) and no curb cuts to the primary frontage (St. Louis Street) in a T-5.1 sub-district of the Downtown Development District (DDD).

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

At its meeting on October 1, 2026, 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.

The approval is subject to the following conditions:

- 1) Completion of the associated Subdivision application;
- 2) Coordination of the curb cut locations with the City of Mobile's St. Louis Street project; and
- 3) Full compliance with all municipal codes and ordinances.

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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 April 1, 2027, 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, 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

Stephen Guthrie

Deputy Director of Planning and Zoning