



THE CITY OF MOBILE, ALABAMA
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

October 8, 2025

Doug Thomas
River Bank & Trust
1301 U.S. Highway 98
Daphne AL 36526

Re: 6703/6653
BOA-003457-2025
250 St Louis Street
River Bank & Trust (Casey Pipes, Agent)
District 2

Curb Cut Variance to allow a curb cut to an "A" street at a corner building site where a secondary frontage is available in a T-5.1 Sub-District of the Downtown Development District; the Unified Development Code (UDC) prohibits curb cuts to an "A" street at a corner building site where a secondary frontage is available in a T-5.1 Sub-District of the Downtown Development District.

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

At its meeting on October 6, 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.

The approval is subject to the following conditions:

- 1. Reduce the curb cut to St. Louis Street to 12-foot wide;
- 2. Submittal of a complete CRC application packet for review;
- 3. Either design the site so that it will comply with the Downtown Development District regulations, or obtain necessary variance approvals; and
- 4. 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 6, 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 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