



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

August 5, 2025

Stephen Howle, Managing Partner
RGH
257 N. Conception Street
Mobile, Alabama 36603

Re: 6690
BOA-003404-2025
Southeast corner of St. Louis Street and North Claiborne Street
RGH (Stephen Howle, Agent)
District 2
Signage and Frontage Type Variances to allow two (2) upper building signs and a non-compliant frontage type in a T-5.1 sub-district in the Downtown Development District; the Unified Development Code (UDC) limits buildings to one (1) upper building sign and requires one (1) of six (6) frontage types in a T-5.1 sub-district in the Downtown Development District.

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

At its meeting on August 4, 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) Obtain a non-utility right-of-way use agreement to allow gallery columns to encroach into the right-of-way;
- 2) Obtain all required land disturbance, building, and sign permits; 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 February 4, 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:

A handwritten signature in dark ink, reading "Stephen Guthrie", is written over a horizontal line.

Stephen Guthrie

Deputy Director of Planning and Zoning