



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

June 8, 2021

Sophia Robinson
2156 Costarides Street
Mobile, AL 36617

Re: #6392/2014/1960
(Case #BOA-001620-2021)
Rascals Bar and Lounge LLC
2156 Costarides Street
(Northwest corner of Costarides Street and Driver Street).

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

On June 7, 2021, the Board of Zoning Adjustment considered your request for an **Off-Site Parking Variance to allow all parking to be off-site for a 6,000 square-foot lounge in a B-2, Neighborhood Business District; the Zoning Ordinance requires 60 on-site parking spaces for a 6,000 square-foot lounge in a B-2, Neighborhood Business District.**

After discussion, the Board determined the following findings of fact for Approval:

- 1) approving the variance will not be contrary to the public interest as the off-site parking location has previously been used as such;**
- 2) special conditions do exist such that the allowance of off-site parking would be consistent with the previous history of the subject site; and**
- 3) the spirit of the chapter shall be observed, and substantial justice shall be done to the surrounding neighborhood by granting the variance because the use would be compatible to the site's previous use.**

The approval is subject to the following conditions:

- 1) submittal to and approval by Planning and Zoning of a site plan indicating as many compliant parking spaces as possible, and delineated by bumper stops, with compliant maneuvering areas;**
- 2) compliance with the Engineering comments: *(If the proposed variance is approved for use the applicant will need to have the following conditions met: 1. 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***

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Sedimentation Control and Storm Water Runoff Control. 2. A Land Disturbance Permit should be submitted for any improvements.);

- 3) any required Building Code Inspections and Fire Department Inspections are to be conducted prior to the issuance of a Zoning Certificate for the lounge use; and
- 4) full compliance with all other 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 **December 7, 2021**, the variance 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