



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION

March 9, 2020

Robert Maurin, RA
300 St. Louis Street
Mobile, AL 36602

Re: #6307
(Case #BOA-001178-2020)
Robert Maurin, RA
300 St. Louis Street
(Northwest corner of St. Louis Street and North Jackson Street).

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

On March 2, 2020, the Board of Zoning Adjustment considered your request for a **Building Height and Frontage Type Variances** to allow a building to exceed the maximum height allowance, with a non-compliant frontage type, in a T5.1 Sub-District of the Downtown Development District; the Downtown Development District limits maximum building height to three stories, and requires one of six frontage types in a T5.1 Sub-District.

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

- 1) The variance will not be contrary to the public interest;
- 2) Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- 3) The spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

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 September 2, 2020, the **Building Height and Frontage Type Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Robert Maurin, RA

March 5, 2020

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Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Bert Hoffman
Principal Planner

CC: Bob Isakson, Sr./Lafayette Land Co.