



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

March 9, 2020

**St Louis 554, LLC**  
**2964 Peachtree Road, Suite 150**  
**Atlanta, GA 30305**

**Re: #6313**  
**(Case #BOA-001206-2020)**  
**St Louis 554, LLC**  
**151 North Cedar Street and 554 St. Louis Street**  
**(Northwest corner of North Cedar Street and St. Louis Street).**

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

On March 2, 2020, the Board of Zoning Adjustment considered your request for a **Use Variance to allow a freestanding parking lot in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District; the Zoning Ordinance prohibits parking as a primary use on the property in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District.**

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

- 1) Approving the variance request will not be contrary to the public interest due to the fact that it will offer increased parking and afford greater safety and convenience for persons utilizing a proposed mixed-use development;
- 2) Special conditions appear to exist, primarily the lack of sufficient parking areas in close proximity to the proposed mixed-use development, such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- 3) That the spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance in that it will contribute to the City's efforts to regenerate economic viability within an area which has otherwise been neglected for many years.

The approval is subject to the following conditions:

- 1) completion of the Subdivision process to establish the subject site as a legal lot of record;

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- 2) site to be developed in compliance with Section 64-3.I.11(b)3 of the Zoning Ordinance;
- 3) subject to the Engineering comments: *[If the proposed variance is approved for use the applicant will need to have the following conditions met: 1. The proposed improvements shown on the submitted plans will require a Land Disturbance Permit. 2. Any and all proposed land disturbing activity within the property will need to be submitted for review and 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 Sedimentation Control and Storm Water Runoff Control.]; and*
- 4) full compliance with all 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 September 2, 2020, the **Use Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:



Bert Hoffman  
Principal Planner