



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

March 9, 2020

Mariner Mobile I, LLC
2964 Peachtree Road, Suite 150
Atlanta, GA 30305

Re: #6314

(Case #BOA-001207-2020)

Mariner Mobile I, LLC

505, 507, & 515 St. Louis Street and 510 St. Michael Street

(Southeast corner of St. Louis Street, and North Cedar Street, extending to the Southwest corner of St. Louis Street and North Lawrence Street, and the Northeast corner of North Cedar Street and St. Michael Street).

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

On March 2, 2020, the Board of Zoning Adjustment considered your request for a **Transparency Variance to allow reduced transparency in an SD-WH, Special District – Warehousing Sub-District of the Downtown Development District; the Zoning Ordinance requires a minimum of 80% transparency along a primary frontage, and 30% transparency along a secondary frontage for Shopfront frontage types 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 requests:

- 1) **Approving the variance will not be contrary to the public interest in that increasing the amount of transparency on the proposed structure may compromise its structural integrity;**
- 2) **Special conditions were illustrated such that the literal enforcement of the provisions of the chapter will result in an unnecessary hardship, as various structural elements required to support the structure prevent increased transparency; 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 integrity of the proposed structure will be preserved.**

The approval is subject to the following conditions:

1) 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 September 2, 2020, the **Transparency 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