Board of Zoning Adjustment
November 5, 2026

Agenda Item # 5

BOA-003915-2026

View additional details on this proposal and all application materials using the following link:

Applicant Materials for Consideration

DETAILS

Location:
251 St. Louis Street

Applicant / Agent (as applicable):
Maurin Architecture, PC

Property Owner:
G5 Realty, LLC

Current Zoning:
T-5.1 Sub-District of the Downtown Development District

Future Land Use:
Downtown

Case Number:
6797/6789

Unified Development Code Requirement:

- The Unified Development Code (UDC) does not allow the use of wire mesh in a T-5.1 sub-district of the Downtown Development District (DDD).

Board Consideration:

- Materials Variance to allow the use of wire mesh in a T-5.1 sub-district of the Downtown Development District (DDD).

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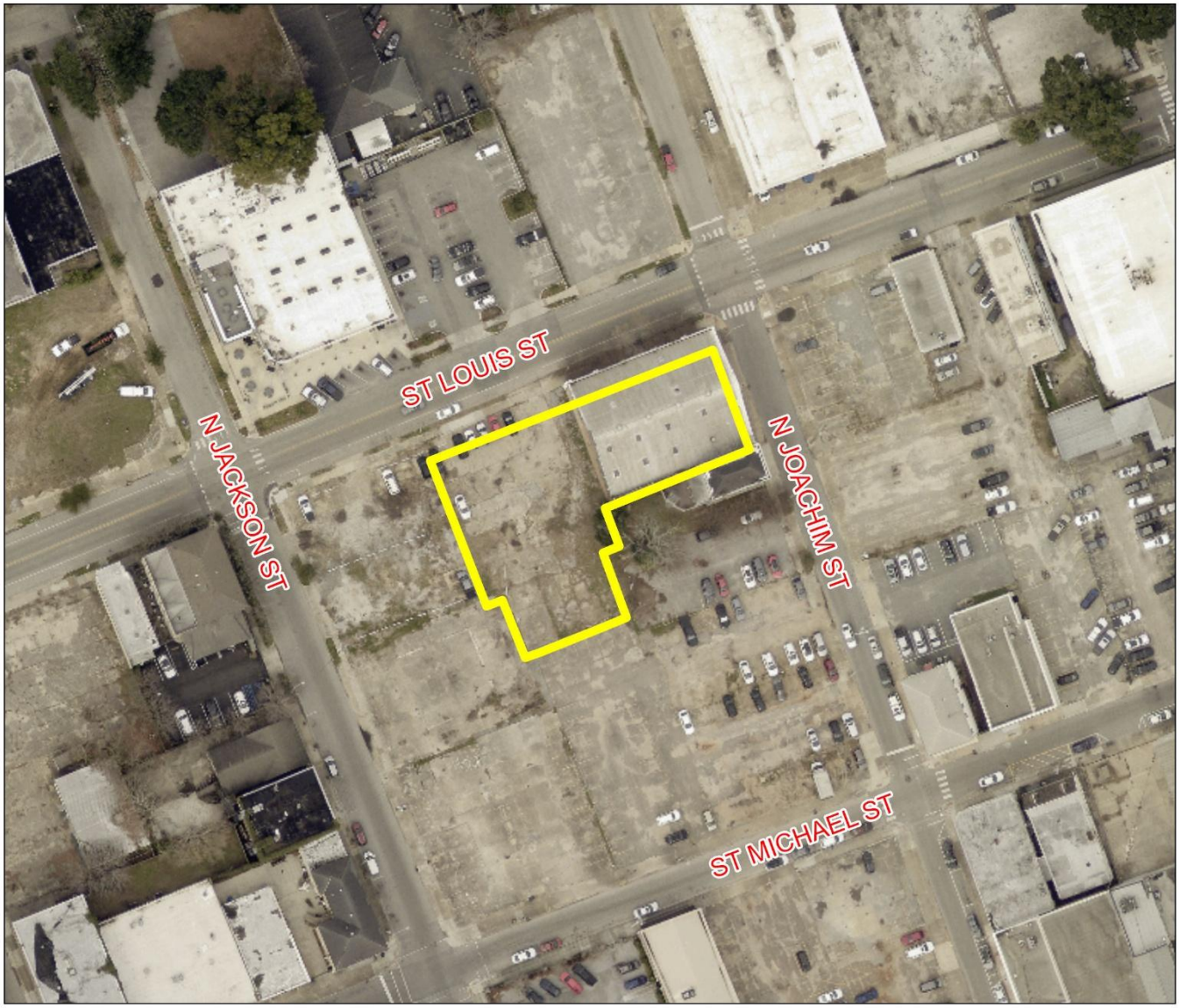
BOARD OF ADJUSTMENT
VICINITY MAP - EXISTING AERIAL



The site is surrounded by commercial units.

APPLICATION NUMBER 6797 DATE November 5, 2026

APPLICANT Maurin Architecture, PC

REQUEST Materials Variance

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NTS

SITE HISTORY

The subject site was annexed into the City in 1814.

With the adoption of the Zoning Ordinance in 1967, the site was assigned a B-4, General Business District zoning classification.

In January 2014, the City Council rezoned the site from B-4 to T-5.1, with the adoption of the Downtown Development District.

On August 15, 2024, the portion of the property with the 251 St. Louis Street address was the subject of a one (1) lot subdivision, *G5 Parking Subdivision,* which was recorded in Probate Court.

On March 20, 2025, the portion of the property with the 106 and160 North Jackson Street addresses was the subject of a two (2) lot subdivision, *G5 Parking Subdivision, First Addition*, which was recorded in Probate Court.

On October 1, 2026, the site was before the Board of Adjustment to request Lot Width and Curb Cut Variances to allow creation of a new lot exceeding 180-feet wide with two (2) curb cuts to the secondary frontage (North Jackson Street) and one (1) curb cut to the primary frontage (St. Louis Street). The Variances were granted, with a condition of approval being the completion on a one (1) lot Subdivision.

On October 15, 2026, the site was before the Planning Commission for a one (1) lot Subdivision, which was granted Tentative Approval.

There have been no other cases for the site before the Planning Commission or the Board of Zoning Adjustment.

STAFF COMMENTS

Engineering Comments:

No comments.

Traffic Engineering Comments:

No comments.

Urban Forestry Comments:

Property to be developed in compliance with state and local laws that pertain to tree preservation and protection on both city and private properties [Act 929 of the 1961 Regular Session of the Alabama Legislature (Acts 1961, p. 1487), as amended, and City Code Chapters 57 and 65]. Private removal of trees in the right-of-way will require approval of the Mobile Tree Commission. Removal of heritage trees from undeveloped residential sites, developed residential sites in historic districts, and all commercial sites will require a tree removal permit.

Fire Department Comments:

All projects located within the City Limits of Mobile shall comply with the provisions of the City of Mobile Fire Code Ordinance, which adopts the 2021 edition of the International Fire Code (IFC).

Fire apparatus access roads shall be provided to within 150 feet of all non-sprinklered commercial buildings and within 300 feet of all sprinklered commercial buildings, as measured along an approved route around the exterior of the facility.

An approved fire water supply capable of meeting the requirements set forth in Appendices B and C of the 2021 IFC shall be provided for all commercial buildings.
Fire hydrant placement shall comply with the following minimum standards:

- Within 400 feet of non-sprinklered commercial buildings
- Within 600 feet of sprinklered commercial buildings
- Within 100 feet of fire department connections (FDCs) serving standpipe or sprinkler systems

Although the International Residential Code (IRC) functions as a stand-alone document for the construction of one- and two-family dwellings and townhouses, it does not govern the design or layout of emergency access or community-level fire protection infrastructure. Therefore, residential developments must also comply with the applicable requirements of the International Fire Code, including, but not limited to, those listed above concerning the design, construction, regulation, and maintenance of fire apparatus access roads and fire protection water supplies.

Planning Comments:

The applicant is requesting Materials Variance to allow the use of wire mesh in a T-5.1 sub-district of the Downtown Development District (DDD); the Unified Development Code (UDC) does not allow the use of wire mesh in a T-5.1 sub-district of the Downtown Development District (DDD.

All documentation submitted for this application is available via the hyperlink, on page 1.

The site submitted applications for DDD Code Review, when staff advised the applicant of the need to either revise the site to depict compliance with DDD regulations, or to obtain a Variance for the items noted. The subject site is located in Automobile Alley, a historic district on the National Register, but is not located within a locally regulated historic district.

It should be noted that the review of the subject site's development began prior to the adoption of revised Downtown Development District (DDD) regulations that went into effect on July 20, 2026, therefore it is being reviewed under the previous version of the DDD.

The applicant has been renovating the existing structure at the subject site and has gone through the Consolidated Review Committee (CRC) review process, during which, the applicant was advised that the wire mesh screen proposed to be used for an outdoor storage area is not an allowed material in the Downtown Development District (DDD). The DDD regulations allow for the following materials for walls: brick, stone, or stucco over masonry. The DDD regulations allow for the following materials for fences: wood picket, wood slat, wood lattice, iron, steel, or aluminum that appears to be iron.

The applicant states that the wire mesh material is desired so that it will allow for merchandise to be secured while also being on display.

The subject site has submitted a Sign Variance to allow two (2) diagonal corner signs, which are also scheduled for consideration by the Board of Zoning Adjustment at its November 5, 2026 meeting.

VARIANCE CONSIDERATIONS

Standards of Review:

Variances are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes unnecessary hardship and substantial justice is a matter to be determined from the facts and circumstances of each application.

Article 5 Section 10-E. 1. of the Unified Development Codes states that the Board of Adjustment may grant a variance if:

- The Applicant demonstrates that the variance shall not be contrary to the public interest,
- where, owing to special conditions a literal enforcement of the provision of this Chapter will result in unnecessary hardship and
- the spirit of this Chapter will be observed and substantial justice done.

Article 5 Section 10-E.2. states; No variance shall be granted:

(a) In order to relieve an owner of restrictive covenants that are recorded in Mobile County Probate Court and applicable to the property;
(b) Where economic loss is the sole basis for the required variance; or
(c) Where the variance is otherwise unlawful

Considerations:

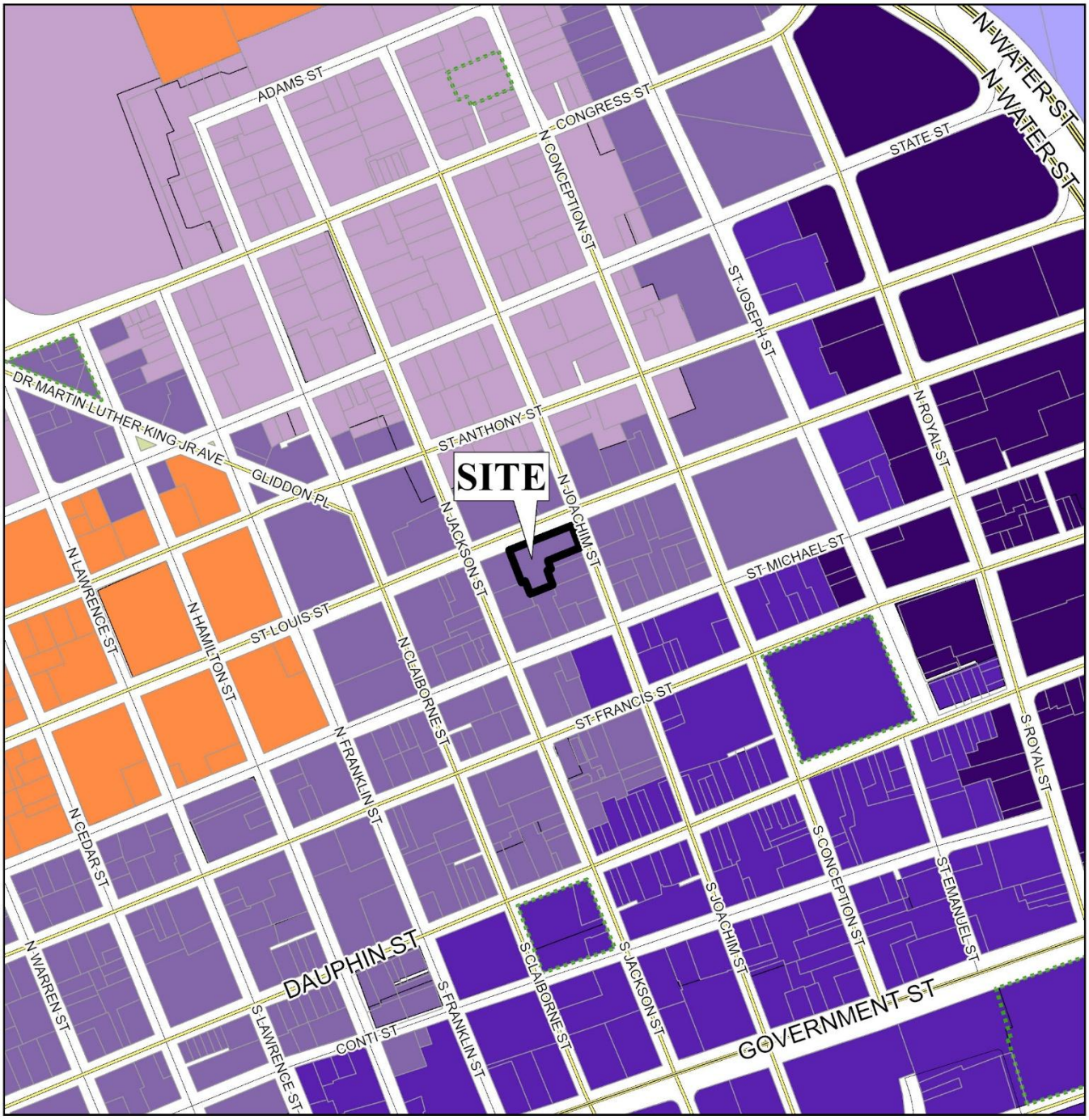
Based on the requested Variance application and documentation submitted, if the Board considers approval of the request, the following findings of fact must be present:

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.

If approved, the Variances should be subject to the following conditions:

1) Completion of the associated Subdivision application;
2) Obtain all necessary permits; and
3) Full compliance with all municipal codes and ordinances.

LOCATOR ZONING MAP



APPLICATION NUMBER 6797 DATE November 5, 2026

APPLICANT Maurin Architecture, PC

REQUEST Materials Variance

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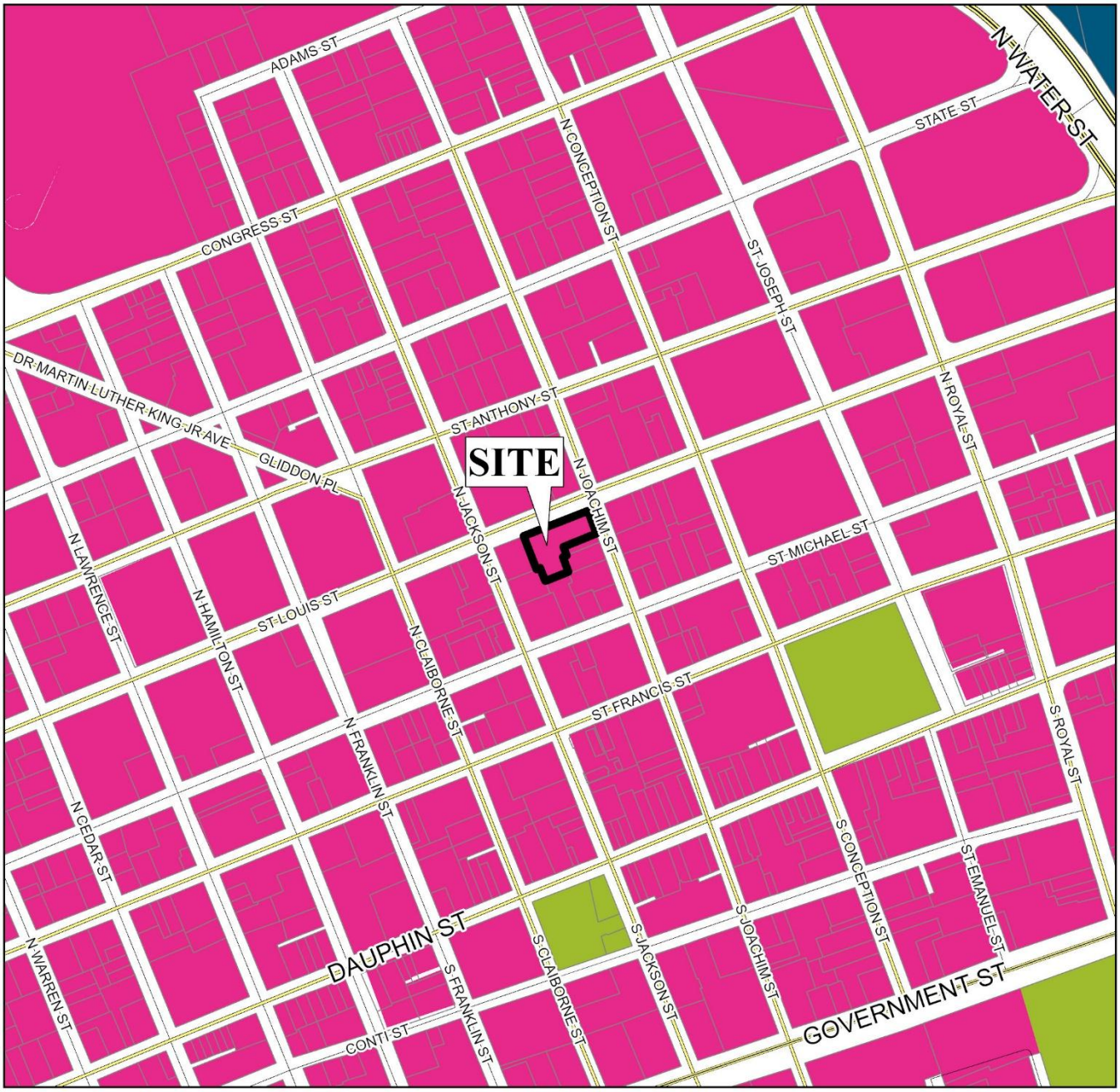
NTS

FLUM LOCATOR MAP



APPLICATION NUMBER 6797 DATE November 5, 2026

APPLICANT Maurin Architecture, PC

REQUEST Materials Variance

Low Density Residential	Neighborhood Center - Traditional	Light Industry	Water Dependent
Mixed Density Residential	Neighborhood Center - Suburban	Heavy Industry	
Downtown	Traditional Corridor	Institutional	
District Center	Mixed Commercial Corridor	Parks, Open Space	

N

NTS

BOARD OF ADJUSTMENT
VICINITY MAP - EXISTING ZONING



The site is surrounded by commercial units.

APPLICATION NUMBER 6797 DATE November 5, 2026

APPLICANT Maurin Architecture, PC

REQUEST Materials Variance

R-A	R-3	B-1	B-2	B-5	ML	I-2	OPEN	T-3	T-5.2
R-1	R-B	T-B	B-3	CW	MH	PD	SD	T-4	T-6
R-2	H-B	LB-2	B-4	MM	I-1	MUN	SD-WH	T-5.1	

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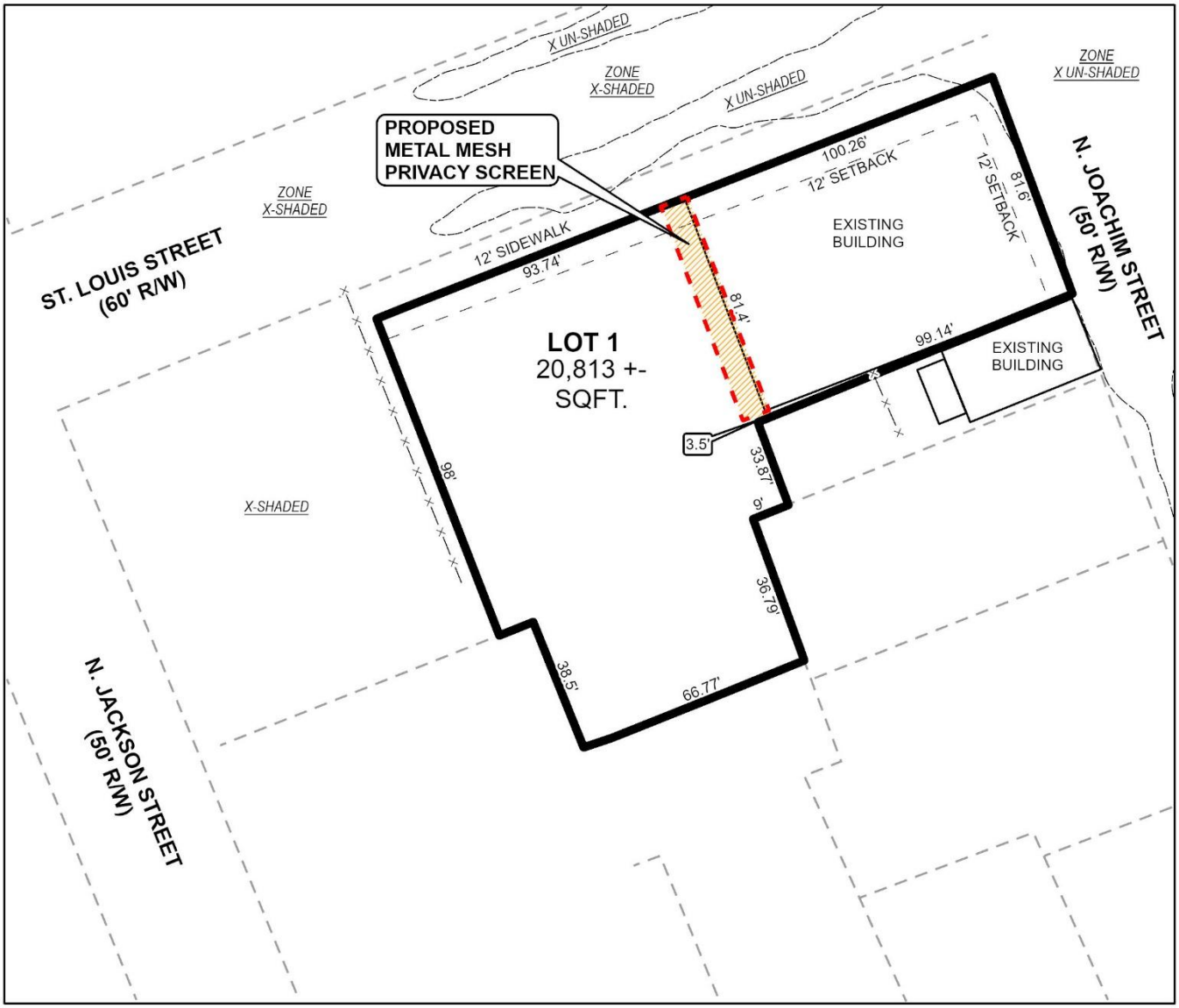
SITE PLAN



The site plan illustrates proposed area of metal mesh privacy screening, current buildings and landscape features.

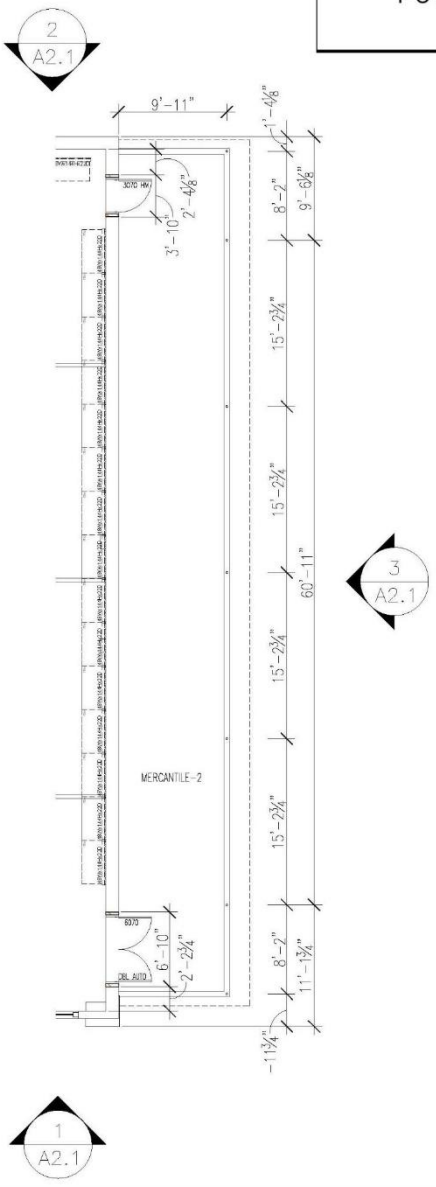
APPLICATION NUMBER 6796 DATE November 5, 2026 APPLICANT Maurin Architecture, PE REQUEST Materials Variance	N NTS

DETAIL 1

1	FLOOR PLAN - NEW WORK

PROPOSED FENCE/SCREEN
FOR 251 ST LOUIS STREET

251 ST. LOUIS STREET,
MOBILE, AL 36602



APPLICATION NUMBER	6796	DATE	November 5, 2026
APPLICANT	Maurin Architecture, PE		
REQUEST	Materials Variance		

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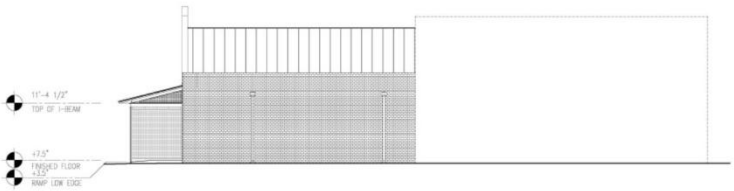
NTS

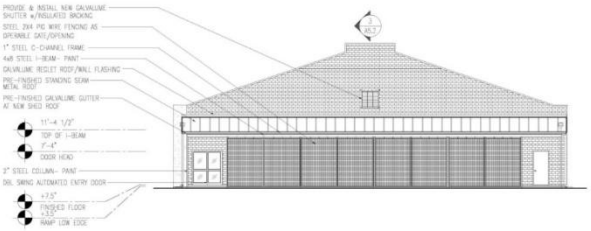
DETAIL 2



1 BUILDING ELEVATION



2 BUILDING ELEVATION



3 BUILDING ELEVATION

APPLICATION NUMBER 6796 DATE November 5, 2026

APPLICANT Maurin Architecture, PE

REQUEST Materials Variance

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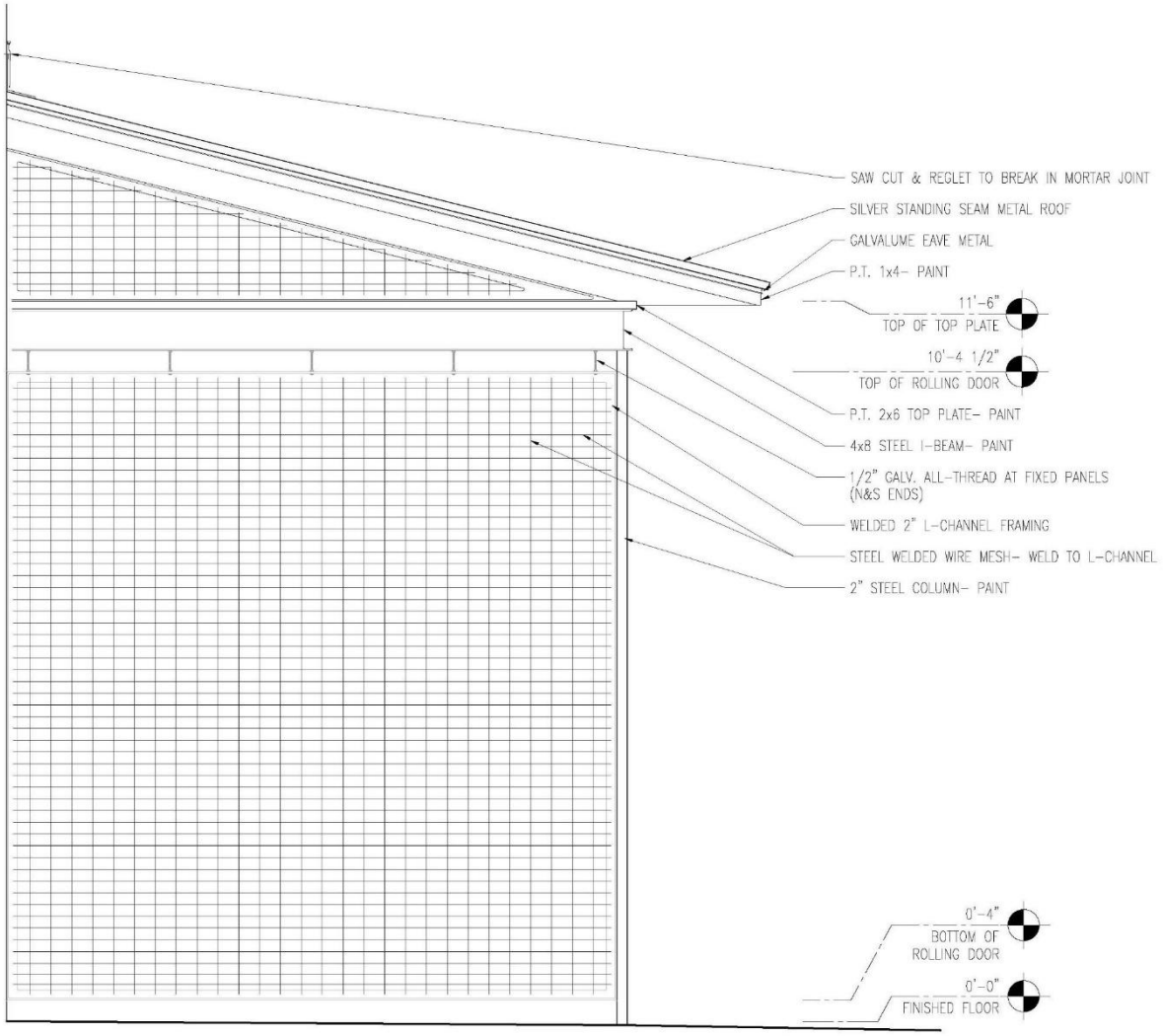
NTS

DETAIL 3



1	BUILDING ELEVATION
SCALE: 3/4"=1'-0"	MERCANTILE-2 @ MAIN ENTRANCE

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APPLICANT Maurin Architecture, PE

REQUEST Materials Variance

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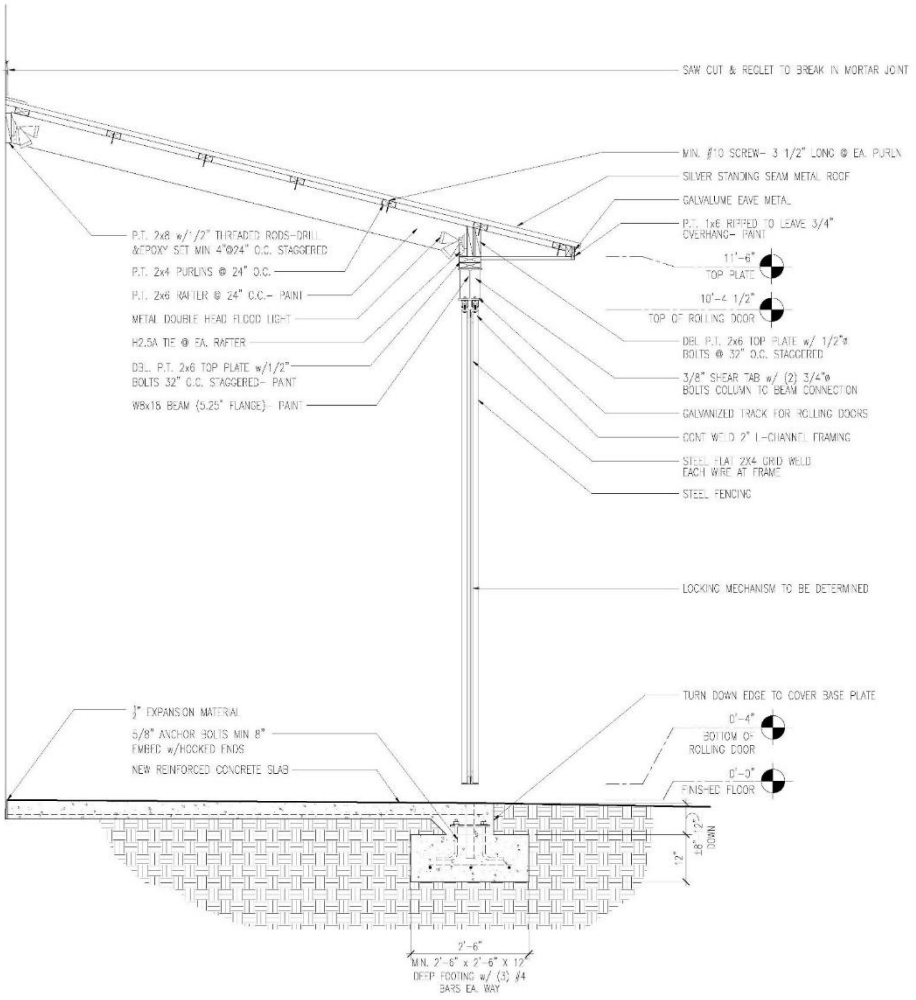
NTS

DETAIL 4



2	ROLLING DOOR SECTION
SCALE: 3/4"=1'-0"	MERCANTILE-2- ROLLING DOORS

APPLICATION NUMBER 6796 DATE November 5, 2026	N
APPLICANT Maurin Architecture, PE	
REQUEST Materials Variance	NTS

FUTURE LAND USE MAP CORRESPONDENCE TO ZONING

A primary purpose of the Future Land Use Map is to guide zoning decisions. In many cases the designation on the FLUM may match the existing use of land, but in others the designated land use may differ from what is on the ground today. For example, a parcel that is in commercial use today but designated as any of the "mixed use" types on the map could redevelop with a mix of residential and commercial uses (such as retail, office, entertainment, etc., depending on the location).

Each future land use designation on the FLUM will have at least one corresponding zoning district, allowing a more precise application of the FLUM based on specific local conditions. In most cases, there are multiple combinations or types of zoning techniques that can accomplish the future land use designation's objectives.

The correspondence between the FLUM and the zoning district structure is described in the matrix below. This tool gives the City the flexibility over the long-term to determine appropriate changes to the zoning map based on various factors.

The designation of an area with a FLUM land use category does not mean that the most intense zoning district consistent with that category is "automatically" assigned to a property. Instead, an area retains its existing zoning category until it is changed through a landowner-initiated rezoning application, or a rezoning that follows an area plan. This is because the FLUM is a long-term designation, while a change in zoning considers current conditions – such as market demands, availability of infrastructure, or impacts on the immediate neighborhood.

Zoning correspondence matrix

■ Zoning district is appropriate to implement the future land use category.

U S Zoning district with Urban or Suburban subdistrict is appropriate to implement the future land use category.

○ Elements of the zoning district are related to the future land use category and may be appropriate with qualifications or conditions.

□ Zoning district is appropriate, but the district does not directly implement the category (e.g., open space in an industrial district)

	RESIDENTIAL - AC (R-A)	ONE-FAMILY RESIDENCE (R-1)	TWO-FAMILY RESIDENCE (R-2)	MULTIPLE-FAMILY (R-3)	RESIDENTIAL BUSINESS (R-B)	HISTORIC BUSINESS (H-B)	BUFFER BUSINESS (B-1)	TRANSITIONAL BUSINESS (T-B)	LIMITED BUSINESS (LB-2)	NEIGHBORHOOD BUSINESS (B-2)	COMMUNITY BUSINESS (B-3)	GENERAL BUSINESS (B-4)	OFFICE-DISTRIBUTION (B-5)	COMMERCIAL WAREHOUSE (CW)	MARITIME MIXED (MM)	MARITIME LIGHT (ML)	MARITIME HEAVY (MH)	LIGHT INDUSTRY (I-1)	HEAVY INDUSTRY (I-2)	VILLAGE CENTER (TCD)	NEIGHBORHOOD CENTER (TCD)	NEIGHBORHOOD GENERAL (TCD)	DOWNTOWN DEV. DDD (T-6)	DOWNTOWN DEV. DDD (T-5.1)	DOWNTOWN DEV. DDD (T-5.2)	DOWNTOWN DEV. DDD (T-4)	DOWNTOWN DEV. DDD (T-3)	DOWNTOWN DEV. DDD (SD-WH)	DOWNTOWN DEV. DD (SD)
LOW DENSITY RESIDENTIAL (LDR)	■	S	S	S			○							○															○
MIXED DENSITY RESIDENTIAL (MDR)		U	U	■	■			■	■	■					■															○
DOWNTOWN (DT)						■					■													■	■	■	■	■	○	○
DISTRICT CENTER (DC)								■			U	○	○																	
NEIGHBORHOOD CENTER - TRADITIONAL (NC-T)		■	■	U	■	■	○	■	○	○	○										■	■	■							
NEIGHBORHOOD CENTER - SUBURBAN (NC-S)				S			S	■	S	S	○									■	■									○
TRADITIONAL CORRIDOR (TC)		■	■		■	■	U	■	U	U	○																			○
MIXED COMMERCIAL CORRIDOR (MCC)							■		■	■	■	■	■	■	■															
LIGHT INDUSTRIAL (LI)													■	■	■	■			■										○	○
HEAVY INDUSTRY (HI)																■	■	■	■										○	○
INSTITUTIONAL LAND USE (INS)											■	■		○	○				○											
PARKS & OPEN SPACE (POS)	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□	□
WATER DEPENDENT USES (WDWRU)	■					○								■	■	■		○												

DOWNTOWN (DT)

Downtown is called out as a separate land use designation due to its distinct role, layout and fabric. As a land use district, Downtown is the ultimate mixed-use environment. Land development and redevelopment will emphasize variety, mixed uses, and unity of form within buildings or complexes. As the City's and region's center for commercial and service employment, Downtown supports intense development and a dynamic combination of uses: specialty and regional retail shopping and offices; business support services; urban housing at higher densities (starting at 10 du/ac); civic, educational and cultural destinations; entertainment options; and other public amenities including active and passive park space. The successful integration of a mix of housing types and densities will be critical to achieve a vibrant, active Downtown Mobile.

Development Intent

- Support new, redeveloped and adaptively reused buildings that frame attractive, human-scaled streetscapes, memorable and safe public spaces, bicycle and pedestrian-friendly streets and allow for convenient access to jobs, housing, and entertainment.
- Support infill development that provides better utilization of land, reduces surface parking, and is compatible with its surroundings.
- Building siting, form, and scale will vary by context within Downtown as defined in the zoning.
- Protect and enhance the historic and cultural heritage of the City.

Land use mix

Primary Uses

- Commercial
- Office
- Civic
- Residential, Multifamily

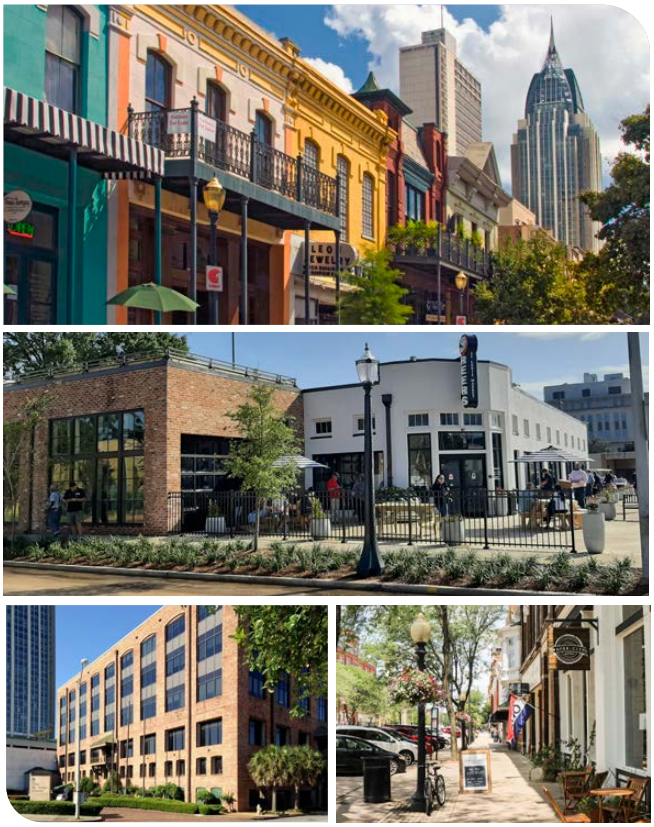
Secondary Uses

- Residential, Attached
- Residential, Single Family
- Parks

Housing mix

- Residential units above ground-floor retail
- Multifamily buildings
- Attached residential such as duplexes, multiplexes, and townhomes
- Single family homes

Character Example





Downtown includes a wide range of building types including high-rise offices, one and two-story mixed use buildings, various civic buildings, and historic single family homes. Detailed expectations for future development vary throughout Downtown and are contained in the Downtown Development District code.

Rendering: Dover Kohl