



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

August 9, 2021

Taylor Atchison  
Rata Investments, LLC  
1108 Dauphin Street  
Mobile, AL 36604

**Re: 555-A Dauphin Street  
(South side of Dauphin Street, 25'± West of South Cedar Street).  
Council District 2  
PA-001686-2021  
Wendell Quimby  
Planning Approval to allow an occupancy load of more than 100 persons for a  
bar/restaurant in a T-5.1 Sub-District of the Downtown Development District.**

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

At its meeting on August 5, 2021, the Planning Commission considered the above referenced Planning Approval.

**The Commission found the following Findings of Fact for Approval for the Planning Approval:**

- a. The proposal will be appropriate with regard to transportation and access, water supply, waste disposal, fire and police protection, and other public facilities, because the site is located within the developed downtown area with public water and sewer services and with nearby fire and police stations;
- b. The proposal will not cause undue traffic congestion or create a traffic hazard, because the area contains available on-site, commercial off-site, and on-street parking; and

**The Approval is subject to the following conditions:**

- 1) obtaining of all necessary permits for the building's renovation;
- 2) compliant screening of any on-site parking;
- 3) obtain Zoning Clearance and sign permit, as appropriate;
- 4) any increase in the occupancy load above 258 persons will require new Planning Approval to be obtained from the Planning Commission;

**PA-001686-2021 555-A Dauphin Street**  
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- 5) obtaining of a Certificate of Appropriateness and approval from the Consolidated Review Committee prior to the permitting of any exterior alterations to the structure, including signage; and**
- 6) full compliance with all municipal codes and ordinances.**

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

**MOBILE CITY PLANNING COMMISSION**

Ms. Jennifer Denson, Secretary

By:

A handwritten signature in dark ink, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning