



THE CITY OF MOBILE, ALABAMA  
MOBILE CITY PLANNING COMMISSION

LETTER OF DECISION

March 9, 2018

David Shumer  
3213 Midtown Park S.  
Mobile, AL 36606

**Re: 555 Dauphin Street**  
(South side of Dauphin Street, 85'± West of South Cedar Street).  
Council District 2  
**PA-000400-2018**  
**David Shumer**

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

At its meeting on March 1, 2018, the Planning Commission considered for Planning Approval to allow for the creation of a bar/lounge with a capacity of more than 100 persons in the Downtown Development District.

**After discussion, the Planning Commission adopted the following Findings of Fact for Approval of the Planning Approval request:**

- 1) 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;**
- 2) 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**
- 3) The proposal will be in harmony with the orderly and appropriate development of the district in which the use is located, because similar uses and approvals have been granted within this area.**

**Subsequently, the Planning Commission approved the above referenced request, subject to the following conditions:**

- 1) obtaining of all necessary permits for the building's renovation;**

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- 2) any increase in the occupancy load above 169 persons will require new Planning Approval to be obtained from the Planning Commission;
- 3) 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;
- 4) subject to the Engineering comments: (*Retain NOTES #1 - #5 as shown on the submitted site plan.*); and
- 5) 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: 

Richard Olsen  
Deputy Director of Planning & Zoning

cc: H. Wendell Quimby