



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

June 5, 2024

Dwayne Smith
HFI 1, LLC
50 N. Florida Street
Mobile, Alabama 36607

Re: 6589
BOA-002938-2024
557 St. Louis Street
HFI 1, LLC
District 2

Visible Transmittance and Roofing Materials Variances to allow less than 0.78 visible transmittance rating for new windows and to allow a colored metal roof in an SD-WH, Special District – Warehouse Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires a minimum 0.78 visible transmittance rating for new windows and prohibits colored metal roofs in an SD-WH, Special District – Warehouse Sub-District of the Downtown Development District.

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

On June 3, 2024, the Board of Zoning Adjustment considered your request for Visible Transmittance and Roofing Materials Variances to allow less than 0.78 visible transmittance rating for new windows and to allow a colored metal roof in an SD-WH, Special District – Warehouse Sub-District of the Downtown Development District; the Unified Development Code (UDC) requires a minimum 0.78 visible transmittance rating for new windows and prohibits colored metal roofs in an SD-WH, Special District – Warehouse Sub-District of the Downtown Development District.

After discussion, the Board determined the following findings of fact for approval:

- 1) The variance **will not** be contrary to the public interest;
- 2) Special conditions **exist** such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- 3) The spirit of the chapter **shall be** observed, and substantial justice **done** to the applicant and the surrounding neighborhood by granting the variance.

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.

P.O. BOX 1827 ■ MOBILE, ALABAMA 36633-1827

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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 December 3, 2024, the variance will expire and become null and void.

For further assistance, please call 251-208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: 

Margaret Pappas
Deputy Director of Planning and Zoning