



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

December 13, 2019

Rebecca Ferguson  
103 Meadowbrook Circle  
Daphne, AL 36526

**Re: #6294**  
**(Case #BOA-001120-2019)**  
**1105 Dauphin, LLC (Rebecca Ferguson, Agent)**  
**1105 Dauphin Street**  
(South side of Dauphin Street; 99'± West of South Hallett Street)

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

On December 2, 2019, the Board of Zoning Adjustment considered your request for **Parking, Surface, and Access Variances to allow reduced off-street parking, gravel surfacing, and a driveway width less than 24 feet in a B-2, Neighborhood Business District** at the above referenced location.

**After discussion, the Board determined the following findings of fact for Approval of all requests:**

- 1) **Approving the variance will not be contrary to the public interest in that the site will have more parking than previously available, and only be deficient by one parking space, and will continue to use an established parking surface material;**
- 2) **Special conditions such as site constraints were illustrated such that the literal enforcement of the provisions of the chapter will result in an unnecessary hardship due the existing structure eliminating the potential to widen the existing sub-standard driveway; and**
- 3) **The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance sub-standard access and aggregate surfacing is not uncommon in the area.**

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

- 1) **Widen the curb cut to Dauphin Street to be a minimum of 20' wide;**
- 2) **Use of bumper stops to delineate parking spaces; and**
- 3) **Full compliance with all other municipal codes and ordinances.**

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**It should be noted that any required accessible parking must be paved.**

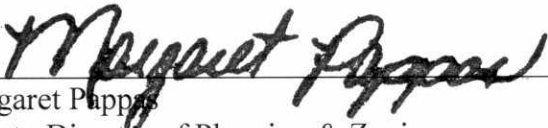
Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed 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 June 2, 2020, the **Setback Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:   
Margaret Pappas  
Deputy Director of Planning & Zoning

Cc: Ryan Studio, LLC  
Landmark Consulting