



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

November 6, 2018

Robert Maurin
601 St. Anthony Street
Mobile, AL 36603

Re: #6214
(Case #BOA-000695-2018)
Robert Maurin
221 Dauphin Street
(South side of Dauphin Street, 60'± East of South Joachim Street).

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

On November 5, 2018, the Board of Zoning Adjustment considered your request for a **Site Variance to allow gallery columns to not have bases or capitals as well as a 16" thick gallery deck on a proposed building renovation in a T-5.2 Sub-district within the Downtown Development District** at the above referenced location.

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

- 1) **approving the variances will not be contrary to the public interest in that the additional thickness in the gallery deck exceeds the width that is required; and the lack of a base or capital for the columns align more with the architectural aesthetics desired to complete the look for the overall building;**
- 2) **special conditions appear to exist, that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and**
- 3) **the spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance because it will be in keeping with existing balconies within the surround area.**

The Approval is subject to the following conditions:

- 1) **submission of building permits; and**
- 2) **full compliance with all other municipal codes and ordinances.**

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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 May 5, 2019, the **Site Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Bert Hoffman
Principal Planner