



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

April 5, 2019

Holmes & Holmes Architects
P.O. Box 864
Mobile, AL 36601

Re: #6244
(Case #BOA-000865-2019)
Fort Conde Restoration Venture, LLC
113-A Monroe Street
(Southeast corner of Monroe Street and St. Emanuel Street).

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

On April 1, 2019, the Board of Zoning Adjustment considered your request for **Frontage and Floor Height Variances to allow a porch frontage at the front property line and allow a ground floor height of 10'-4" in a T-5.1 Sub-District of the Downtown Development District** at the above referenced location.

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

- 1) **The variance will not be contrary to the public interest in that the structure will complement the existing architecture of the neighborhood as proposed;**
- 2) **These special conditions do exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship in that requiring the structure to fully comply with the Downtown Development District regulations may disrupt the character of the historic district in which the property is located; and**
- 3) **the spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance by preserving the integrity and character of the surrounding historic district.**

The Approval is subject to the following conditions:

- 1) **Obtaining both a non-utility right-of-way use agreement and a right-of-way permit or revise the site plan so that none of the proposed structure extends beyond the private property lines; and**
- 2) **Full compliance with all 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.

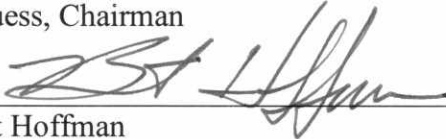
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before October 1, 2019, the **Frontage and Floor Height Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: _____


Bert Hoffman
Principal Planner

Cc: Mr. Lawrence R. Posner
City of Mobile -City Clerk