



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

December 13, 2019

Don Williams  
316 Wacker Lane North  
Mobile, AL 36608

Re: **#6295/6006/5953**  
**(Case #BOA-001128-2019)**  
**Gray Arnold (Don Williams, Agent)**  
**103 North Warren Street**  
(Northwest corner of North Warren Street and Saint Michael Street).

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

On December 2, 2019, the Board of Zoning Adjustment considered your request for **Site Variances to allow a covered, partially enclosed terrace, and reduced transparency in an SD-WH, Special District – Warehousing of the Downtown Development District** at the above referenced location.

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

- 1) **Approving the variance will not be contrary to the public interest due to the fact that the Downtown Development District does not make many allowances for existing structures to be altered;**
- 2) **Special conditions do exist with this site such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship, by making an existing vacant, blighted structure unusually difficult to be rehabilitated and expanded; 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 the current requests are similar to requests that have been approved at this site previously.**

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

- 1) **Obtaining of all necessary permits; and**
- 2) **Full compliance with all municipal codes and ordinances.**

**Gray Arnold (Don Williams, Agent)**

**December 13, 2019**

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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 June 2, 2020, the **Site Variances** 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: Jerry Arnold