



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

August 14, 2019

Fort Conde Restoration Venuture, LLC
P.O. Box 864
Mobile, AL 36601

Re: #6268
(Case #BOA-000962-2019)
Fort Conde Restoration Venture
200 St. Emanuel Street
(Southwest corner of St. Emanuel Street and Monroe Street).

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

On August 5, 2019, the Board of Zoning Adjustment considered your request for a **Site Variance to allow 0% wall transparency for a building addition in a T-5.1 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) **The variance will not be contrary to the public interest in that proposed windowless elevation is not on the primary frontage of the site;**
- 2) **These special conditions do exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship in that the transparency requirement will impede the intended function of the addition, and potentially conflict with Mobile County Health Department requirements regarding commercial kitchen health and safety design; 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 not detracting from the integrity and character of the surrounding historic district.**

The Approval is subject to the following conditions:

- 1) **Completion of the Subdivision process; and**
- 2) **Full compliance with all municipal codes and ordinances.**

Fort Conde Restoration Venture
August 14, 2019
Page 2 of 2

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 February 5, 2020, 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

Cc: Holmes & Holmes Architects
Byrd Surveying, Inc.