



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

October 11, 2019

**Fred Rendfrey**  
**Main Street Mobile**  
**P.O. Box 112**  
**Mobile, AL 36601**

**Re: #6285**  
**(Case #BOA-001052-2019)**  
**Main Street Mobile, LLC**  
**(North side of Dauphin Street, 167'± East of North Broad Street)**

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

On October 7, 2019, the Board of Zoning Adjustment considered your request for a **Front Setback and Frontage Type Variances to allow an increased front yard setback with a lawn frontage type in a T-5.1, Subdistrict of the Downtown Development District** at the above referenced location.

**After discussion, the Board determined the following findings of fact for Approval of the Frontage Type Variance request:**

- 1) **The variance will not be contrary to the public interest in that the proposed lawn type frontage will complement the existing single-family dwelling frontage types of the neighborhood;**
- 2) **Special conditions do exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship in that requiring the frontage type to fully comply with the Downtown Development District regulations may disrupt the character of the area 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 adjacent single-family dwellings.**

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

- 1) **completion of the Subdivision process;**
- 2) **obtaining of all necessary permits; and**
- 3) **full compliance with all municipal codes and ordinances.**

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The front setback variance was determined to be unnecessary due to a provision found in Section 64-3.I.8.(d), which allows modifications to setbacks.

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.

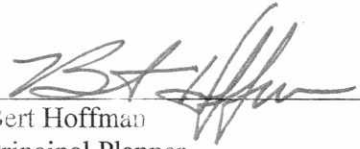
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before April 7, 2020, the **Frontage Type Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:

  
Bert Hoffman  
Principal Planner

Cc: Byrd Surveying, Inc.