



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 14, 2022

Catarina Echols
355 North Ann Street
Mobile, Alabama 36603

Re: #6463
(Case #BOA-002049-2022)
Catarina Echols
355 North Ann Street
(West side of North Ann Street, 53'± North of Basil Street).

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

On July 11, 2022, the Board of Zoning Adjustment considered your request for a **Off-Site Parking Variance to allow off-site parking to be utilized for a house museum in an R-1, Single-Family Residential District; the Zoning Ordinance requires all required parking to be provided on-site for a house museum in an R-1, Single-Family Residential District.**

After discussion, the Board determined the following Findings of Fact for Approval:

- a) Approving the variance will not be contrary to the public interest in that low levels of traffic are anticipated in association with the house museum;**
- b) Special conditions were illustrated such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship as the site is providing the maximum amount of parking on-site as possible, and has made arrangements with a nearby property owner to accommodate increased parking demands; and**
- c) The spirit of the chapter shall be observed, and substantial justice shall be done to the surrounding neighborhood by granting the variance in that shuttling visitors to the site from off-site parking is preferable to visitors parking on the street or on other neighboring properties.**

The approval is subject to the following conditions:

- 1) Provision of either bumper stops or curbing for pull-in parking spaces;**
- 2) Obtain associated building permits; and**
- 3) 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 **January 11, 2023**, the variance will expire and become null and void.

For additional assistance call the Planning and Zoning Department at (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: Marie York
Marie York, Principal Planner