



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

November 6, 2024

Mark B. Hammond  
1207 Captain O'Neal Drive  
Daphne, Alabama 36526

Re: 6627  
BOA-003102-2024  
7377 Zeigler Circle South  
Mark Hammond, Agent  
District 7

Access Variance to allow a sub-standard driveway for two-way traffic in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires a 24-foot wide driveway for two-way traffic in a B-3, Community Business Suburban District.

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

On November 4, 2024, the Board of Zoning Adjustment considered your request for an Access Variance to allow a sub-standard driveway for two-way traffic in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires a 24-foot wide driveway for two-way traffic in a B-3, Community Business Suburban District.

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

- A. The variance **will not** be contrary to the public interest;
- B. Special conditions **exist** such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C. The spirit of the chapter **shall be** observed, and substantial justice **done** to the applicant and the surrounding neighborhood by granting the variance.

The approval is subject to the following conditions:

1. Submittal of a compliant photometric site plan at the time of permitting;
2. Placement of a note on the site plan stating that the gate will remain open during church events;

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3. Revision of the site plan to depict a compliant residential buffer along the South property line;
4. Revision of the site plan to either depict a compliant dumpster on the site plan, or placement of a note stating that curbside pickup will be utilized;
5. Revision of the site plan to insure that all parking spaces, including accessible spaces, are 9-feet by 18-feet in size, in accordance with Table 64-3-12.2 in Article 3 of the UDC;
6. Obtain all necessary land disturbance and building permits; and
7. Full compliance with all municipal codes and ordinances.

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 May 4, 2025, the variance will expire and become null and void.

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.

For further assistance, please call 251-208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By: Stephen Guthrie  
Stephen Guthrie  
Deputy Director of Planning and Zoning