



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

January 11, 2019

Robert Myers  
3511 Irene Street  
Mobile, AL 36608

**Re: #6224**  
**(Case #BOA-000741-2018)**  
**Robert Myers**  
**2955 & 2989 Dauphin Street**  
**(Southeast corner of Dauphin Street and South Sage Avenue)**

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

On January 7, 2019, the Board of Zoning Adjustment considered your request for a **Use Variance to allow a car wash in a B-2, Neighborhood Business District** at the above referenced location.

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

- 1) approving the variance will be contrary to the public interest in that the subject site could be used in a compliant fashion without the need for variances;**
- 2) special conditions do not exist and there are not hardships which exist in that the applicant could submit a Rezoning, application to the Planning Commission (and City Council), along with some minor adjustments to the site plan, eliminating the need for variances; and**
- 3) the spirit of the chapter shall not be observed and substantial justice shall not be done to the surrounding neighborhood by granting the variance because it is simply the applicant's desire to seek a variance instead of making application to the Planning Commission and City Council.**

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.

**Robert Myers**  
**January 11, 2019**  
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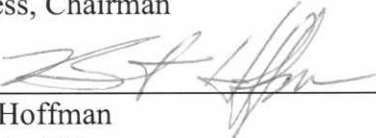
For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By: \_\_\_\_\_

  
Bert Hoffman  
Principal Planner

Cc: Casey Pipes