



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

February 5, 2025

Adric Bush  
The Comforter  
2459 Third Avenue  
Mobile, Alabama, 36617

Re: 6647  
BOA-003175-2024  
North side of Third Avenue, 250'± West of Owens Street  
The Comforter (Adric Bush, Agent)  
District 1

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

On February 3, 2025, the Board of Zoning Adjustment considered your request for Use, Parking Access and Maneuvering, Tree Planting, and Residential Buffer Variances to allow an HVAC contractor with sub-standard parking access and maneuvering, no tree plantings, and a chain link fence as a residential buffer in an R-1, Single Family Residential Urban District; the Unified Development Code (UDC) does not allow an HVAC contractor with sub-standard parking access and maneuvering, no tree plantings, and a chain link fence as a residential buffer in an R-1, Single Family Residential Urban District.

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

- A) The variance **will** be contrary to the public interest;
- B) Special conditions **do not 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 not be** observed, and substantial justice **not done** to the applicant and the surrounding neighborhood by granting the variance.

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.

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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