



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

October 8, 2024

Warrior Development, LLC
Post Office Box 7845
Mobile, Alabama 36670

Re: 6626/5441
BOA-003083-2024
2712 Old Shell Road
Warrior Development, LLC
District 1

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

On October 7, 2024, the Board of Zoning Adjustment considered your request for a Side Street Side Yard Setback Variance to allow a new building within the required side street side yard setback in a B-2, Neighborhood Business Urban District; the Unified Development Code (UDC) requires full compliance with the side street side yard setback requirements in a B-2, Neighborhood Business Urban District. After discussion, the Board determined the following findings of fact for approval:

Based on the requested Variance application and documentation submitted, if the Board considers approval of the request, the following findings of fact must be present:

- 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.

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, 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.

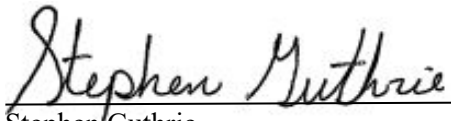
For further assistance, please call 251-208-5895.

BOA-003083-2024 2712 Old Shell Road
October 8, 2024

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: 

Stephen Guthrie
Deputy Director of Planning and Zoning