



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

December 6, 2024

Robert Clay Buckley
BTG LLC
571 Lakeview Drive West
Mobile AL 36695

Re: 6633
BOA-003132-2024
5201 Girby Road
BTG, LLC (Robert Clay Buckley)
District 4

Parking Ratio Variance to allow reduced parking (44 spaces) for a proposed multi-family development in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires 1.5 parking spaces per dwelling unit for a proposed multi-family development (42 dwelling units) in a B-3, Community Business Suburban District.

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

On December 2, 2024, the Board of Zoning Adjustment considered your request for a Parking Ratio Variance to allow reduced parking (44 spaces) for a proposed multi-family development in a B-3, Community Business Suburban District; the Unified Development Code (UDC) requires 1.5 parking spaces per dwelling unit for a proposed multi-family development (42 dwelling units) 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 condition:

- 1) Full compliance with all other codes and ordinances.

BOA-003132-2024 5201 Girby Road
December 6, 2024

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 June 2, 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