



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

March 11, 2025

Cooper Restaurants, Inc.
262 Glenwood Street
Mobile, Alabama 36606

Re: 6657/6457/6125
BOA-003231-2025
2100 Airport Boulevard
Cooper Restaurants, Inc. (Ben Cummings, Agent)
District 1

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

On March 10, 2025, the Board of Zoning Adjustment considered your request for Setback and Site Coverage Variances to allow a building addition to be less than 10-feet from the front property line, and for the structure to exceed 50% site coverage in a B-3, Community Business Urban District; the Unified Development Code (UDC) requires all structures to be a minimum of 10-feet from the front property line, and limits structures to a maximum of 50% site coverage in a B-3, Community Business Urban 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.

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 September 10, 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.

BOA-003231-2025 2100 Airport Boulevard

March 11, 2025

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