



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

December 6, 2024

Richard Inge  
Springhill Convenience, LLC  
4450 Old Shell Road  
Mobile AL 36608

RE: 6636/4525/3365/2146  
BOA-003137-2024  
4450 Old Shell Road  
Byrd Surveying (Kari Givens)  
District 7

Sidewalk Width, Vehicular Parking Access Width, and Street Tree Spacing Variances to allow sidewalks less than 12-foot wide, vehicular parking access exceeding 30-foot wide, and street trees spaced more than 30-feet apart in a Village Center Sub-District of the Spring Hill Overlay District; the Unified Development Code (UDC) requires 12-foot wide sidewalks, vehicular parking access not to exceed 30-feet in width, and street trees spaced no more than 30-feet apart in a Village Center Sub-District of the Spring Hill Overlay District.

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

On December 2, 2024, the Board of Zoning Adjustment considered your request for a Sidewalk Width, Vehicular Parking Access Width, and Street Tree Spacing Variances to allow sidewalks less than 12-foot wide, vehicular parking access exceeding 30-foot wide, and street trees spaced more than 30-feet apart in a Village Center Sub-District of the Spring Hill Overlay District; the Unified Development Code (UDC) requires 12-foot wide sidewalks, vehicular parking access not to exceed 30-feet in width, and street trees spaced no more than 30-feet apart in a Village Center Sub-District of the Spring Hill Overlay 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

BOA-003137-2024 4450 Old Shell Road  
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- 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 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