



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

September 10, 2024

Ranita Smith
Smith's Auto Imports
100 Michael Donald Avenue
Mobile, Alabama 36604

Re: **6614**
BOA-003031-2024
311 Glenwood Street
Smith's Auto Imports / Ranita Smith
District 2

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

On September 9, 2024, the Board of Zoning Adjustment considered your request for Use, Parking Ratio, Sub-Standard Access & Maneuvering Variances to allow automobile sales with reduced parking, sub-standard access, and vehicular maneuvering in the right-of-way in a B-2, Neighborhood Business Urban District; the Unified Development Code (UDC) requires a minimum of B-3, Community Business Urban District for automobile sales, compliant parking, and 24-foot wide access for two-way traffic, and all vehicular maneuvering to be located on private property in a B-2, Neighborhood 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.

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The approval is subject to the following conditions:

- 1) The property shall only be used for clerical / office uses associated with automotive sales;
- 2) There shall be no storage, display or sale of vehicles from the location; and
- 3) Full compliance with all other codes and ordinances.

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 March 9, 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: Marie York
Marie York
Principal Planner