



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

September 10, 2024

Gary Grandison  
GIFS, LLC  
3410 Bel Air Mall  
Unit 160002  
Mobile, Alabama 36606

Re: 6618  
BOA-003036-2024  
1062 and 1066 Wood Alley  
GIFS, LLC / Gary Grandison  
District 2

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

On September 9, 2024, the Board of Zoning Adjustment considered your request for a Use Variance to allow two (2) single-family dwellings on one site in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) allows only one (1) single-family dwelling per site in an R-1, Single-Family Residential 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.

The approval is subject to the following conditions:

- 1) Acquisition of all required permits from the Central Permitting Department; and

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BOA-003036-2024 1062 and 1066 Wood Alley  
September 10, 2024

2) 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