



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 14, 2022

Ben Cummings  
Cummings Architecture Corporation  
1 Houston Street  
Mobile, Alabama 36606

**Re: #6457/6125/5054**  
**(Case #BOA-002030-2022)**  
**Cummings Architecture (Sydney Boteler, Agent)**  
**2100 Airport Boulevard**  
(Northwest corner of Airport Boulevard and Glenwood Street and West side of Glenwood Street, 197'± North of Airport Boulevard).

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

On July 11, 2022, the Board of Zoning Adjustment considered your request for **Parking Ratio and Off-Site Parking Variances to amend previously approved variances to allow parking on a separate property and within the public right-of-way and reduced parking in a B-3, Community Business District; the Zoning Ordinance requires all parking to be on-site, with a compliant amount of parking provided in a B-3, Community Business District.**

**After discussion, the Board determined the following Findings of Fact for Approval of the Off-Site Parking and Parking Ratio Variance Requests:**

- a) **Approving the variance would not be contrary to the public interest because similar requests have been approved for this site previously;**
- b) **Special conditions were illustrated such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship as the properties have been fully developed such that additional parking is not possible on site; and**
- c) **The spirit of the chapter shall be observed, and substantial justice shall be done to the surrounding neighborhood by granting the variance, as allowance of off-site parking and a reduced number of required parking spaces will enable the continued use of an existing structure within the neighborhood.**

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-002030-2022 CUMMINGS ARCHITECTURE**

**July 13, 2022**

**Page 2 of 2**

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 **January 11, 2023**, the variance will expire and become null and void.


For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:

  
\_\_\_\_\_  
Marie York, Principal Planner