



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

September 9, 2025

Jason Caffey
Universal Youth Foundation
2603 Royal Downing Court
Montgomery, Alabama 36117

Re: 6675
BOA-003297-2025
264 & 300 North Ann Street and 1303 Adams Avenue
Universal Youth Foundation
District 2
Use and Off-Site Parking Variances to allow a thrift store with four (4) apartments and off-site parking in an R-1, Single-Family Residential Urban District R-2 and R-2, Two-Family Residential Urban District; the Unified Development Code (UDC) does not allow a thrift store with four (4) apartments and off-site parking in an R-1, Single-Family Residential Urban District and R-2, Two-Family Residential Urban District.

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

At its meeting on September 8, 2025, the Board of Zoning Adjustment considered the above referenced application.

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) Revision of the site plans of the proposed off-site parking lots to provide ADA-compliant parking spaces, landscaping, tree plantings, residential buffers and 24-foot wide driveways, all to be coordinated with Planning and Zoning;
- 2) Obtaining of all necessary building permits for the proposed use of the building; and
- 3) Full compliance with all municipal codes and ordinances.

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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 8, 2026, the variance will expire and become null and void.

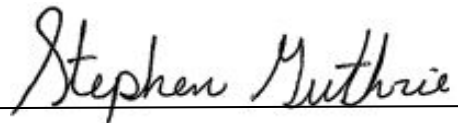
Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed 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

Deputy Director of Planning and Zoning