



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

March 8, 2023

CORRECTED

Gerald Byrd
Byrd Surveying, Inc.
2609 Halls Mill Road
Mobile, Alabama 36606

Re: #6489/6258/4827/4826/4549/2439
(Case #BOA-002275-2022)
Stephen M. Griffith (Gerald Byrd, Agent)
1260 and 1262 Government Street
(Northeast corner of Government Street and South Ann Street).

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

On March 6, 2023, the Board of Zoning Adjustment considered your request for a **Use Variance to allow truck leasing in a B-2, Neighborhood Business District; the Zoning Ordinance does not allow truck leasing in a B-2, Neighborhood Business District.**

After discussion, the Board determined the following Findings of Fact for Approval:

- 1) Approving the variance will not be contrary to the public interest;**
- 2) Special conditions do exist in such a way that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and,**
- 3) The spirit of the chapter shall be observed, and substantial justice shall be done to the surrounding neighborhood by granting the Variance.**

The approval is subject to the following conditions:

- 1) The site is limited to no more than three (3) trucks total on site at any time;**
- 2) Provision of either a six (6)-foot high privacy fence or evergreen hedge (six-feet tall at time of planting and of sufficient density to screen the view) along the East property line, subject to Traffic Engineering review.**

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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.

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 **September 6, 2023**, the variance will expire and become null and void.

For further assistance, please call 251-208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: Marie York
Marie York, Principal Planner