



THE CITY OF MOBILE, ALABAMA  
BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION

July 14, 2017

Hossein Mohandessi  
C/O Star Imports  
400 Saraland Blvd. S.  
Saraland, AL 36571

**Re: #6111/5745/85**  
**(Case #BOA-000061-2017)**  
**Hossein Mohandessi**  
**2600 Government Boulevard**  
(Northeast corner of Government Boulevard Service Road and Merwina Avenue  
extending to the Southwest corner of Government Boulevard Service Road and Kreitner  
Street).

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

On July 10, 2017, the Board of Zoning Adjustment considered your request for a **Use and Front Setback Variances to allow an automobile sales business in a B-2, Neighborhood Business District and placement of a modular building within 5 feet of two secondary street frontages** at the above referenced location.

**After discussion, the Board determined the followings findings of fact for Approval:**

- 1) Based on the fact that the previous building actually encroached into the right-of-way and the proposed building location is setback farther than the previous location, the variance will not be contrary to the public interest;**
- 2) Special conditions exist with the size, shape, and required setbacks associated with the property such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and,**
- 3) That the spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance in that the subject business would be an improvement to the site and the surrounding area.**

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Therefore, this application is recommended for approval, subject to the following conditions:

- 1) limited to ten (10) parking spaces for display vehicles;
- 2) no vehicle hauler trucks allowed to off-load within the right-of-way; and
- 3) full compliance with all other municipal codes and ordinances.

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.

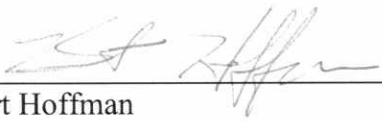
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before January 10, 2018, the **Use and Front Setback Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:

  
Bert Hoffman  
Principal Planner

cc: Rowe Engineering & Surveying, Inc.

/lr