



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

December 23, 2020

Ava Speights
8037 Cross Bow Lane
Theodore AL 36582

Re: #6361
(Case #BOA-001423-2020)
Ava Speights
2401 Government Street
(Southwest corner of Government Street and Morgan Avenue).
Site and Use Variances to allow used auto sales on an un-developed lot in a B-2, Neighborhood Business District; the Zoning Ordinance requires used auto sales lots to be developed to commercial site standards and does not allow vehicle sales in a B-2, Neighborhood Business District.
Council District 5

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

On December 7, 2020, the Board of Zoning Adjustment considered your request.

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

- 1) Granting the variance will be contrary to the public interest because it will be contrary to the Zoning Ordinance requirements regarding the prohibition of auto sales and commercial site standards in a B-2, Neighborhood Business District;**
- 2) Special conditions and hardships do not 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 not be observed and substantial justice shall not be done to the surrounding neighborhood by granting the variance because the proposed use could be established in the appropriate zoning district without the necessity of a variance.**

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 additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman