THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

August 5, 2022

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

Re: #6470
(Case #BOA-002110-2022)
Bay Barbeque
55, 57, and 59 North Florida Street
(Southwest corner of North Florida Street and Dohm Street).

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

On August 1, 2022, the Board of Zoning Adjustment considered your request for a **Front Yard and Side Street Side Yard Setbacks, Off-Site Parking, and Parking Surface Variances to allow an existing structure with a new deck in the front yard and side street side yard setbacks, off-site parking to be utilized for a restaurant, and aggregate parking surfacing in a B-2, Neighborhood Business District; the Zoning Ordinance requires all structures to be located out of required front yard and side street side yard setbacks, all required parking to be provided on-site for a restaurant, and all parking to be paved with asphalt, concrete, or an approved alternative paving surface in a B-2, Neighborhood Business District.**

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

a. Approving the variance request will not be contrary to the public interest;
b. Special conditions appear to exist, such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
c. That the spirit of the chapter shall be observed, and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

Approval of the request is subject to the following conditions:

1) Compliance with Fire Department and Building Code requirements.

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

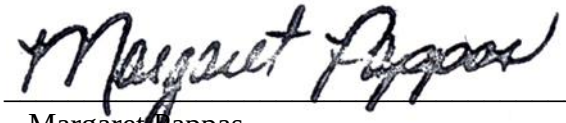
from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed in Circuit Court must be filed with this Board within the fifteen-day appeal period.

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 **February 1, 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: 

Margaret Pappas
Deputy Director of Planning and Zoning