



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

August 5, 2026

Charles Elliot
Dixie Designs, LLC
3327 Harbor View Ct.
Mobile, AL 36605

Re: 6769/6630/6227/5646
BOA-003799-2026
306, 308, and 310 Glenwood Street
Dixie Designs, LLC
District 5
Use Variance to allow a warehouse in a B-2, Neighborhood Business Urban District; the Unified Development Code (UDC) does not allow warehouses in a B-2, Neighborhood Business Urban District.

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

At its meeting on August 3, 2026, 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.

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 3, 2027, 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.

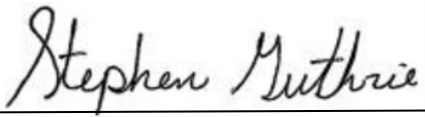
For further assistance, please call 251-208-5895.

BOA-003799-2026 306, 308, and 310 Glenwood Street
August 5, 2026

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: 

Stephen Guthrie
Deputy Director of Planning and Zoning