



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

September 9, 2025

Mahamadou Kimba
Kimba Motors
1868 B. Government Street
Mobile, Alabama 36606

Re: 6693
BOA-003429-2025
1868 Government Street
Kimba Motors (Dr. Sharon Ingram, Agent)
District 2
Use Variance to allow an office for wholesale automobile sales in a B-2, Neighborhood Business Urban District; the Unified Development Code (UDC) does not allow offices for wholesale automobile sales in a B-2, Neighborhood Business Urban District.

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

At its meeting on September 8, 2025, 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.

The approval is subject to the following conditions:

- 1) The property shall only be used for clerical/office uses associated with automotive sales;
- 2) There shall be no storage, display or sale of vehicles from this location;
- 3) Acquisition of all necessary permits and inspections approving use of the separate tenant space; and,
- 4) Full compliance with all other codes and ordinances.

September 9, 2025

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 March 8, 2026, 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.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: Stephen Guthrie

Stephen Guthrie

Deputy Director of Planning and Zoning