



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 11, 2023

Victor LaCoste  
Bethel Engineering  
3233 Executive Park Circle  
Mobile, Alabama 36606

Re: #6526/6488/3373/2960/2766/2733/2696/730  
BOA-002545-2023  
2 North Florida Street and 2504 Dauphin Street  
Bethel Engineering  
District 1

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

On July 10, 2023, the Board of Zoning Adjustment considered your request for a Use Variance to amend the site plan of a previously approved Use Variance to allow off-site parking in an R-1, Single-Family Residential Urban District, for a commercial site in a B-1, Buffer Business Urban District; the Unified Development Code (UDC) does not allow off-site parking in an R-1, Single-Family Residential Urban District, and requires all parking to be on-site for a commercial site in a B-1, Buffer Business Urban District.

After discussion, the Board made the following findings of fact for approval:

- 1) The variance will not be contrary to the public interest;
- 2) Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- 3) The spirit of the chapter shall be observed, and substantial justice done to the applicant and the surrounding neighborhood by granting the 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.

**BOA-002545-2023 2 NORTH FLORIDA STREET and 2504 DAUPHIN STREET**

**July 11, 2023**

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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, 2024, the variance will expire and become null and void.

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

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:   
Margaret Pappas  
Deputy Director of Planning and Zoning