



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

May 3, 2023

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

Re: #6516/5817/5662/5531/1653
BOA-002484-2023
208 North Lafayette Street
Napoleon McCovery (Gerald Byrd, Agent)
District 2

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

On May 1, 2023, the Board of Zoning Adjustment considered your request for an **Off-Site Parking Variance to amend a previously approved Off-Site Parking Variance to allow parking expansion in a B-2, Neighborhood Business District (rezoning pending); the Unified Development Code (UDC) requires all parking to be on-site in a B-2, Neighborhood Business District.**

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

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

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

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:

A handwritten signature in cursive script, appearing to read "Margaret Appas", written over a horizontal line.

Margaret Appas

Deputy Director of Planning and Zoning