THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

November 9, 2026

Carla Davis
Corporate Environmental Risk Management (CERM)
2 S Water Street
Mobile, AL 36602

Re: 6799
BOA-003931-2026
200 Dunlap Drive
Corporate Environmental Risk Management
District 2
Use, Tree Planting & Landscape Area, Parking Surfacing, Setbacks, Site, and Dumpster Variance approval to allow a construction laydown yard in an I-2, Heavy Industry District with reduced tree planting and landscape area, zero-foot (0') setbacks, CONEX shipping container to be used as a permanent storage building, and dumpsters without a compliant enclosure; the Unified Development Code (UDC) only allows construction laydown yards in an I-2, Heavy Industry District as either a temporary or accessory use, requires full compliance with tree planting and landscape area, requires full compliance with setbacks, only allows CONEX shipping containers to be used as temporary storage buildings, and requires dumpsters to have a compliant enclosure.

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

At its meeting on November 5, 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.

The approval is subject to the following conditions:

1) Completion of the Subdivision process to make the site a legal lot of record prior to obtaining permits;
2) Approval of the Variance is limited to the duration of the associated bridge project, with the site being returned to current conditions within six (6) months of completion; and
3) Full compliance with all municipal codes and ordinances.

BOA-003931-2026 200 Dunlap Drive
November 9, 2026

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 May 5, 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.

Sincerely,

BOARD OF ZONING ADJUSTMENT
William Guess, Chairman

By: Stephen Guthrie
Stephen Guthrie
Deputy Director of Planning and Zoning