



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

November 8, 2023

Edward T. Rowe  
Gulf Coast Tours, Inc.  
Hand Arendall Harrison Sale, LLC  
104 Saint Francis Street  
Mobile, Alabama 36602

Re: #6558  
BOA-002686-2023  
605 Texas Place  
Gulf Coast Tours, Edward Rowe, Agent  
District 2

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

On November 6, 2023, the Board of Zoning Adjustment considered your request for a Use Variance to allow a tour company to operate in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow tour companies to operate in an R-1, Single-Family Residential Suburban District.

After discussion, the Board determined 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.

The approval is subject to the following conditions:

- 1) Provision of a revised, scaled site plan illustrating the dimensions of all proposed parking spaces, drive aisles and tour bus parking; and
- 2) No bus maintenance to occur on site.

BOA-002686-2023 605 Texas Place

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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.

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 6, 2024, the variance will expire and become null and void.

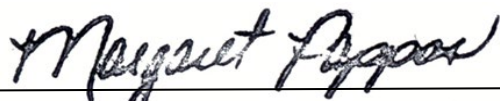
For further assistance, please call 251-208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By: \_\_\_\_\_



Margaret Pappas

Deputy Director of Planning and Zoning