



THE CITY OF MOBILE, ALABAMA  
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

May 6, 2026

Gray Arnold  
2557 South Durham Street  
Mobile Alabama 36606

Re: 6753/6365/6295/6006/5953  
BOA-003711-2026  
103 North Warren Street  
Don Williams, Agent  
District 2

Site Variance to allow 877 square feet of forecourt area in an SD-WH, Special District – Warehousing of the Downtown Development District; the Unified Development Code (UDC) limits the maximum size of pedestrian forecourt frontages to 600 square feet in an SD-WH, Special District – Warehousing of the Downtown Development District.

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

At its meeting on May 4, 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.

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 November 4, 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.

BOA-003711-2026 103 North Warren Street  
May 6, 2026

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

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

A handwritten signature in cursive script that reads "Stephen Guthrie".

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

Stephen Guthrie

Deputy Director of Planning and Zoning