



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION

June 5, 2014

Matilda Johnson
Antwan's Exquisite Hair Designs
1801 St. Stephens Road
Mobile, AL 36617

Re: #5892/4262/3864
(Case #ZON2014-00564)
Antwan's Exquisite Hair Designs
1801 South Mott Drive
(Northeast corner of South Mott Drive and St. Stephens Road).

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

On June 2, 2014, the Board of Zoning Adjustment considered your request for **Use Variance to amend a previously approved Use Variance to allow an accessory car wash with an existing beauty salon / barbershop in an R-1 Single Family Residential District** at the above referenced location.

After discussion, the Board denied the request, finding that:

- 1) Approving the variance will be contrary to the public interest in that the site was approved for only 1 commercial use and that two additional commercial uses were added to the site, in addition to a residential addition which is being used commercially without commercial compliance to include accessibility requirements;
- 2) Special conditions do not exist and any apparent hardship appears to be self-imposed by making changes, additions and expansions without appropriate approvals or permits – and doing so after a denial of a permit; and
- 3) The spirit of the chapter shall not be observed and substantial justice shall not be done to the surrounding neighborhood by granting the variance because: the majority of the near-by residentially zoned lots in the immediate vicinity appear to have been developed in observance of Section 64-3.C.1.e of the Zoning Ordinance; the illegal operation of the carwash has negatively impacted the adjacent residential property; due to the fact that the Board recently denied a car

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wash use immediately next door; and that allowing additional commercial uses that occur outside of the existing salon structure would not be compatible with the residential character of the neighborhood. Furthermore, the expansion of uses and the corresponding change in parking would eliminate landscape areas and trees which maintain at least some level of residential compatibility of the site.

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 additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman, Planner II

cc: Bonnie Lee Johnson

/lw