



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

September 13, 2023

Charles B. Matthews, Jr.
1323 Dauphin Street
Mobile, Alabama 36604

Re: #6530
BOA-002543-2023
63 N. Julia Street
Charles B. Matthews, Jr.
District 2

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

On September 11, 2023, the Board of Zoning Adjustment considered your request for a Use Variance to allow a commercial kitchen in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow a commercial kitchen in an R-1, Single-Family Residential Urban District.

After discussion, the Board determined 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 result in unnecessary hardship; and
- 3) The spirit of the chapter shall not be observed, and substantial justice 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: 

Margaret Pappas
Deputy Director of Planning and Zoning