



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

February 7, 2024

Michael Darrington
Sire Investments LLC
202 Government Street
Mobile, Alabama 36602

Re: 6563/6554/6413/6362
1704 McGill Avenue
BOA-002773-2023
Sire Investments, LLC (Michael Darrington, Agent)
District 2

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

On February 5, 2024, the Board of Zoning Adjustment considered your request for Use, Access, and Parking Surface Variances to allow a duplex on a lot with sub-standard access and aggregate parking surface for a duplex in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) limits the number of dwelling units to a maximum of one (1) per lot, requires compliant access, and requires asphalt, concrete, or an approved alternative paving surface for a duplex in an R-1, Single-Family Residential Urban District.

After discussion, the Board determined the following findings of fact to approve the request:

- 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) Submittal of an application for review to the Architectural Review Board (ARB).

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

BOA-002773-2023 1704 McGill Avenue
February 7, 2024

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 August 5, 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