



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

September 17, 2015

Rita Knapp  
1156 Oliver Street  
Mobile, AL 36606

Re: #5996/3715  
(Case #ZON2015-01855)  
Rita Knapp  
1156 Oliver Street  
(West side of Oliver Street, 195'± South of Pollard Lane).

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

On September 14, 2015, the Board of Zoning Adjustment considered your request for **Use Variance to allow a travel trailer as a second dwelling unit on a single building site in an R-1, Single-Family Residential District** at the above referenced location.

After discussion, the Board determined the following findings of fact for a time limited Approval:

- 1) Approving the variance temporarily will not be contrary to the public interest in that it will provide the applicant time to address concerns regarding the primary dwelling on the site;
- 2) Special conditions exist and there are hardships which exist such that the literal enforcement of the provisions of the chapter will result in an unnecessary hardship by denying the applicant a dwelling unit in which to reside while necessary repairs are made to the primary dwelling on the site; and
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance with time limitations by allowing the applicant to address repairs to the primary dwelling on the site and address concerns mentioned by the neighbors.

**The Approval is subject to the following conditions:**

- 1) Removal of debris from the yard within 15 days; and**
- 2) Removal of the travel trailer from the site in six months.**

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.

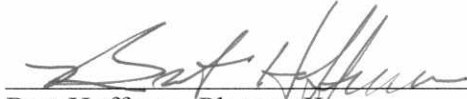
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before March 14, 2016, the **Use Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:

  
Bert Hoffman, Planner/II

cc: Horace Thompson  
Polysurveying and Engineering, Inc.

/lw