



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

September 17, 2021

Winston Davison
1590 Regency Drive
Mobile, AL 36693

Re: #6407/4282
(Case #BOA-001706-2021)
Winston Davison
1590 Regency Drive
(Southwest corner of Regency Drive and Knob Hill Drive).

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

On September 13, 2021, the Board of Zoning Adjustment considered your request for a **Use Variance to allow the storage of a commercial truck and trailer at a residence in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow the storage of commercial trucks and trailers at a residence in an R-1, Single-Family Residential District.**

Staff recommends the following findings of facts for Denial of the Use Variance request:

- 1) Approving the variance will be contrary to the public interest in that it will allow the storage of a large, loaded commercial truck and trailer in a residential neighborhood;**
- 2) Special conditions do not exist such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship, in that the truck and trailer could be stored at either a properly zoned location, or location outside of the City of Mobile; and**
- 3) The spirit of the chapter shall be not observed, and substantial justice shall not be done to the applicant and surrounding neighborhood by granting the variance by setting a precedent for other properties in the area, if approved.**

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.

WINSTON DAVISON

September 17, 2021

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For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: Marie York
Marie York, Principal Planner