



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

May 4, 2022

Natasha Hill
7160 Old Military Road
Mobile, Alabama 36582

Re: #6452/6358
(Case #BOA-002008-2022)
Natasha Hill
7160 Old Military Road
(South side of Old Military Road; 204'± South of Gipson Road).

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

On May 2, 2022, the Board of Zoning Adjustment considered your request for a **Use Variance to allow ten (10) children in a home-based child day care business in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow more than six (6) children in a home-based child day care business in an R-1, Single-Family Residential District.**

After discussion, the Board determined the following Findings of Fact for denial:

- 1) Approving the variance will be contrary to the public interest as the proposed commercial use could erode the residential character of the neighborhood and potentially increase traffic within a residentially zoned neighborhood;**
- 2) Special conditions were not illustrated such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; 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 surrounding area is zoned and developed residentially.**

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.

BOA-002008-2022 NATASHA HILL

May 4, 2022

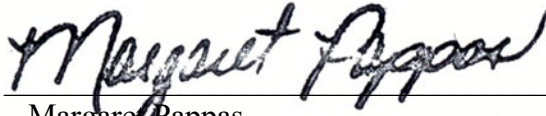
Page 2 of 2

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:

A handwritten signature in dark ink, appearing to read "Margaret Pappas", written over a horizontal line.

Margaret Pappas

Deputy Director of Planning and Zoning