



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

January 12, 2022

Keith Parker
2217 Hoppin Street
Mobile, Alabama 36605

Re: #6438
(Case #BOA-001897-2021)
Keith Parker
2217 Hoppin Street
(East side of Hoppin Street, 703'± North of Rosedale Road).

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

On January 10, 2022, the Board of Zoning Adjustment considered your request for **Use Variance to allow a duplex (two-family dwelling) in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow more than one dwelling unit in an R-1, Single-Family Residential District.**

The Board finds the following Findings of Fact for Denial of the Use Variance request:

- 1) approving the variance will be contrary to the public interest in that the use would be contrary to the established zoning classification and use of both the site and surrounding neighborhood as single-family residential;**
- 2) special conditions were not illustrated such that the 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 use would be incompatible to an established R-1 District.**

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.

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Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: Marie York
Marie York, Principal Planner