



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

November 8, 2023

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

Re: #6554/6413/6362
BOA-002679-2023
1704 McGill Avenue
Sire Investments, LLC (Michael Darrington, Agent)
District 2

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

On November 6, 2023, the Board of Zoning Adjustment considered your request for Use, Parking Ratio, Access, Parking Surface, and Landscaping/Tree Planting Variances to allow four (4) dwelling units on a lot with a reduced parking ratio and sub-standard access with aggregate parking surface and reduced landscaping/tree plantings for an apartment complex 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 a compliant parking ratio with compliant access, requires asphalt, concrete, or an approved alternative paving surface, and requires full compliance with landscaping and tree planting requirements for an apartment complex in an R-1, Single-Family Residential Urban District.

After discussion, the Board determined the following findings of fact for denial:

- 1) The variance will be contrary to the public interest;
- 2) Special conditions do not 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 not be observed, and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

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.

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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