



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

April 6, 2018

Elizabeth Stradford
1528 Lewis Quarters
Mobile, AL 36610

Re: #6171
(Case #BOA-000458-2018)
Elizabeth Stradford
(East side of Lewis Quarters, 500;± East of Conception Street Road.)

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

On April 2, 2018, the Board of Zoning Adjustment considered your request for a **Use Variance to allow the construction of a single-family dwelling as a primary residence in an I-2, Heavy-Industry District** at the above referenced location.

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

- 1) **Granting the Variance will not be contrary to the public interest since the proposed single-family dwelling would be compatible with neighboring uses;**
- 2) **Special conditions associated with the site exist, such that a literal enforcement of the provision of the chapter will result in an unnecessary hardship due to subdivision of the site for presumably residential purposes in 1948, and has been used as such, per historical narratives, as long ago as the 1860s; and,**
- 3) **The spirit of the chapter shall be observed and substantial justice done to the surrounding neighborhood by granting the Variance since it would maintain the existing character of the area.**

The approval is subject to the following conditions:

- 1) **revision of the site plan to illustrate two (2) off-street parking spaces, either surfaced with aggregate material or paved with asphaltic material;**
- 2) **provision of the revised site plan to the Planning and Zoning Department prior to the approval of any land disturbing or building activities; and,**
- 3) **compliance with all applicable Codes and Ordinances.**

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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 October 2, 2018, 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
Principal Planner

cc: Poly Surveying