



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

August 4, 2021

Revitalize Realty LLC
456 Broad Street
Mobile, AL 36603

Re: #6404/6359
(Case #BOA-001692-2021)
Revitalize Realty LLC
1710 Gulf Field Drive North
(North side of Gulf Field Drive North; 141'± East of Maryvale Street South).

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

On August 2, 2021, the Board of Zoning Adjustment considered your request for a **Use Variance to allow three (3) dwelling units in an R-1, Single-Family Residential District; the Zoning Ordinance limits the maximum number of dwellings allowed on a single lot to one (1) in an R-1 Single Family Residential District.**

After discussion, the Board determined 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 staff has received a complaint related to the multi-family nature of the structure;**
- 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 site has historically been used as a single-family residence; 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 because all other properties are used in a compliant manner.**

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