



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

May 7, 2015

Barbara Moiren  
4185 Shipyard Road  
Mobile, AL 36609

**Re: #5966**  
**(Case #ZON2015-00901)**  
**Barbara Moiren**  
**4185 Shipyard Road**  
(East side of Shipyard Road, 2/10± mile North of Cypress Business Park Drive).

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

On May 4, 2015, the Board of Zoning Adjustment considered your request for **Use Variance to allow two mobile homes as primary residences on a single lot in an R-1, Single-Family Residential District with one mobile home 18.8 feet within the front yard setback, and one mobile home within 24.4 feet of the front yard setback** at the above referenced location.

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

- 1) Based on the fact that the perceived hardships are self-imposed, and that the applicant placed the mobile home on site without regard to city permitting requirements, granting the variance will be contrary to the public interest;**
- 2) No special conditions exist with the property itself, 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 applicant and the surrounding neighborhood by granting the requested variances, as the applicant has taken action without regard of the Zoning Ordinance and the Building, Electrical, Plumbing, Mechanical and Fire Codes, and has the applicant has not provided any justification for the requests.**

**Barbara Moiren**

**May 7, 2015**

**Page 2**

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.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By: \_\_\_\_\_  
Bert Hoffman, Planner II

cc: Polysurveying and Engineering, Inc.

/lw