



# CITY OF MOBILE

## BOARD OF ZONING ADJUSTMENT LETTER OF DECISION

May 10, 2013

**SAMUEL L. JONES**  
MAYOR

Christopher C. Knowles, IV  
650 Palm St.  
Mobile, AL 36607

Re: **#5830/5465/1793**  
**(Case #ZON2013-00969)**  
**Christopher C. Knowles, IV**  
650 Palm Street  
(Northeast corner of Palm Street and Cotton Street)

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

On May 6, 2013, the Board denied your request for a **Use, Side Yard Setback and Rear Setback Variances to amend a previously approved Variance to allow a carwash with a carport 5' off a side property line and 5' off a rear property line in an R-1, Single-Family Residential District** for the following reasons:

- 1) the applicant has failed to show that the requests are based upon a hardship relating to the property;
- 2) there is an existing use allowed by Variance that can operate on the site;
- 3) the variance will be contrary to the public interest due to the potential to encumber adjacent property rights with vehicle loading/unloading activities, or the parking of customers or employees; and
- 4) special conditions do not exist that a literal enforcement of the use provisions of the Zoning Ordinance will result in an unnecessary hardship.

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.

OFFICE OF THE CITY COUNCIL  
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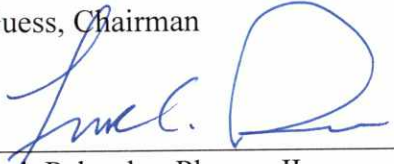
For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:

  
\_\_\_\_\_  
Frank Palombo, Planner II

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