



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

July 9, 2014

William and Brenda Broadus  
7669 Avenue D  
Mobile, AL 36608

**Re: #5900**  
**(Case #ZON2014-01175)**  
**William and Brenda Broadus**  
**7669 Avenue D**  
**(South side of Avenue D, 150'± East of 6<sup>th</sup> Avenue).**  
**Use Variance to allow a mobile home as a second residence on a single site in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow more than one residence on a single site in an R-1, Single-Family Residential District.**

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

On July 7, 2014, the Board of Zoning Adjustment considered your request for **Use Variance to allow a mobile home as a second residence on a single site in an R-1, Single-Family Residential District** at the above referenced location.

After discussion, the Board denied the request, finding that:

- 1) Approving the variance will be contrary to the public interest in that it will be contrary to Section 64-3.C.1. of the Zoning Ordinance regarding an R-1, Single-Family Residential zoning district;
- 2) The applicant has not presented any special conditions as required in Section 64-8.B.6.f.(3).(d). of the Zoning Ordinance, such as a hardship to the property, which may exist and a literal enforcement of the provisions of the chapter will not appear to 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 surrounding neighborhood by granting the variance, as there is no hardship, and that a request for a 2-lot subdivision with Planning Approval through the Planning Commission would seem a more appropriate route for this site in upholding the spirit of the chapter.

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The Board also recommended that the applicant submit the appropriate Subdivision and Planning Approval requests for consideration by the Planning Commission.

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.

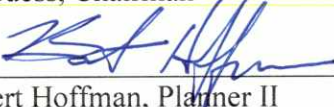
For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:

  
Bert Hoffman, Planner II

cc: Sharon Broadus  
Byrd Surveying, Inc.

/lw