

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

February 11, 2004

Rebecca Oberkirch Ellis
279 Larkspur Street
Mobile, Al 36609

Re: #5229
(Case #ZON2004-00092)
Rebecca O. Ellis
279 Larkspur Street
(East side of Larkspur Street, 343' ± North of Weatherford Avenue)

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

On February 9, 2004, the Board denied your request for a **Use Variance to allow a second dwelling (with a kitchen) in a R-1, Single-Family Residential District** at the above referenced location.

The decision was based on the fact that insufficient evidence was presented that the Zoning Ordinance caused an unnecessary hardship to the property; and as such, the Board is without authority to grant a variance.

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
Reid Cummings, Chairman

By: _____
Margaret Pappas, Planner II

/rm