

APPLICATION NUMBER

**5248**

A REQUEST FOR

**USE VARIANCE TO ALLOW THE CONVERSION OF A  
SINGLE-FAMILY DWELLING INTO A DUPLEX UNIT IN  
AN R-1, SINGLE-FAMILY RESIDENTIAL DISTRICT;  
TWO FAMILY DWELLING UNITS ARE ALLOWED IN  
R-2, TWO-FAMILY RESIDENTIAL DISTRICTS.**

LOCATED AT

**501 MONROE STREET**

(Southwest corner of South Lawrence Street and Monroe Street)

APPLICANT

**DORA FINLEY**

**BOARD OF ZONING ADJUSTMENT**

JULY 2004

The applicant is requesting a Use Variance to allow the conversion of a single-family dwelling into a duplex unit in an R-1, Single-Family Residential District; two family dwelling units are allowed in R-2, Two-Family Residential Districts.

The applicant states that they wish to convert a single-family residence into a duplex. The units will consist of an upstairs and downstairs unit and four paved parking spaces will be provided.

The applicant has not stated as to why the property cannot be used as single-family residence nor any hardship associated with the property. As illustrated on the Vicinity Map, the surrounding area is predominately single family residential and offices.

In 1998, the Church Street study rezoned property from R-B, Residential-Business to R-1, Single-Family Residential to eliminate commercial uses and to stabilize this historic residential neighborhood. It should be noted that the existing commercial and multi-family uses are grandfathered.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application. Additionally, no variance shall be granted unless the Board is presented with sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed, and substantial justice done to the applicant and the surrounding neighborhood.

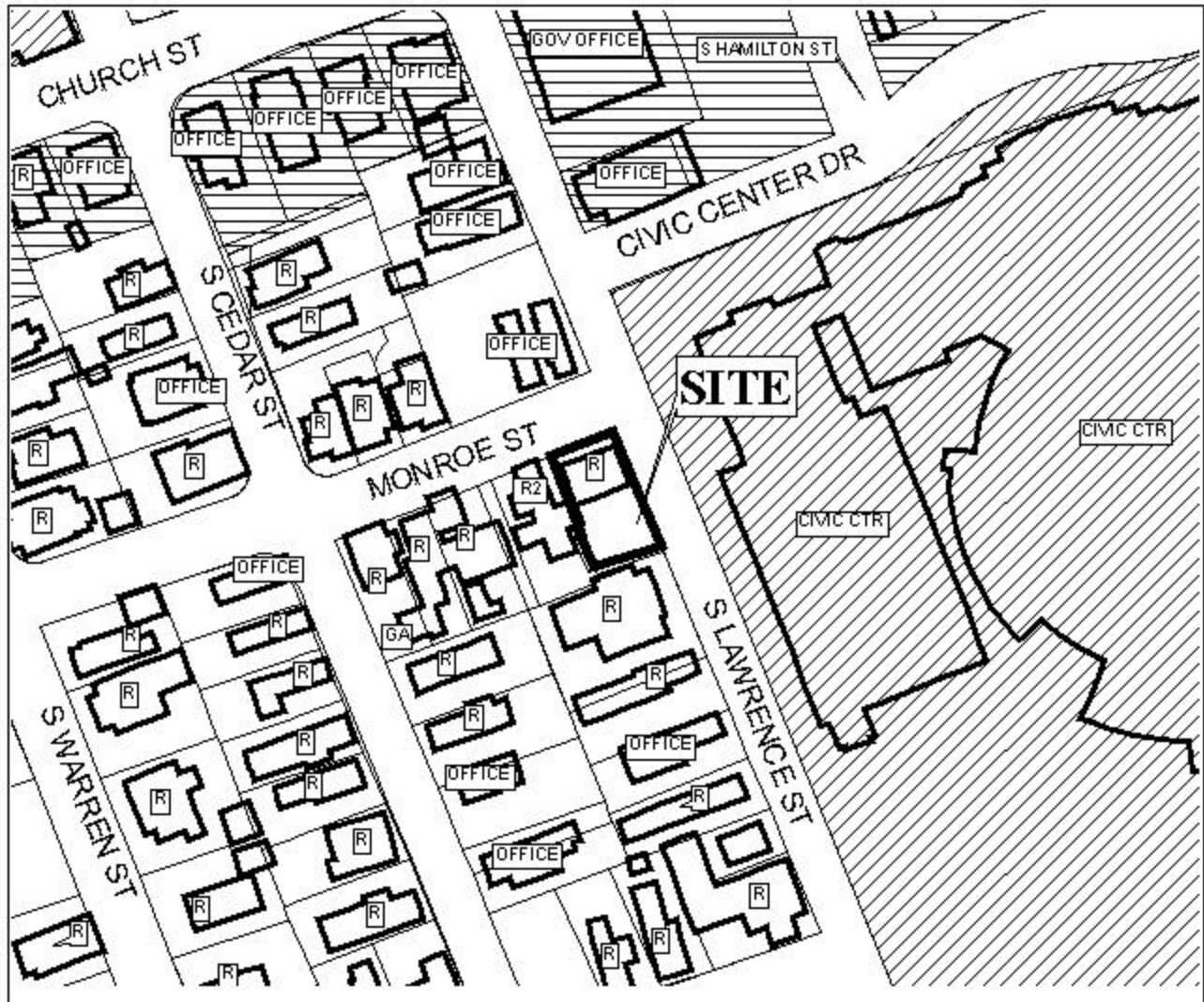
The applicant failed to illustrate that a literal enforcement of the Ordinance would result in an unnecessary hardship. It is simply the applicant's desire to convert a single-family residence into a duplex.

**RECOMMENDATION 5248****Date: July 12, 2004**

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Based upon the preceding, this application is recommended for denial.

# BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



Offices and single-family residential units are located to the north and south of the site. The Mobile Civic Center is located to the east of the site.

APPLICATION NUMBER 5248 DATE July 12, 2004

APPLICANT Dora Finley

REQUEST Use Variance

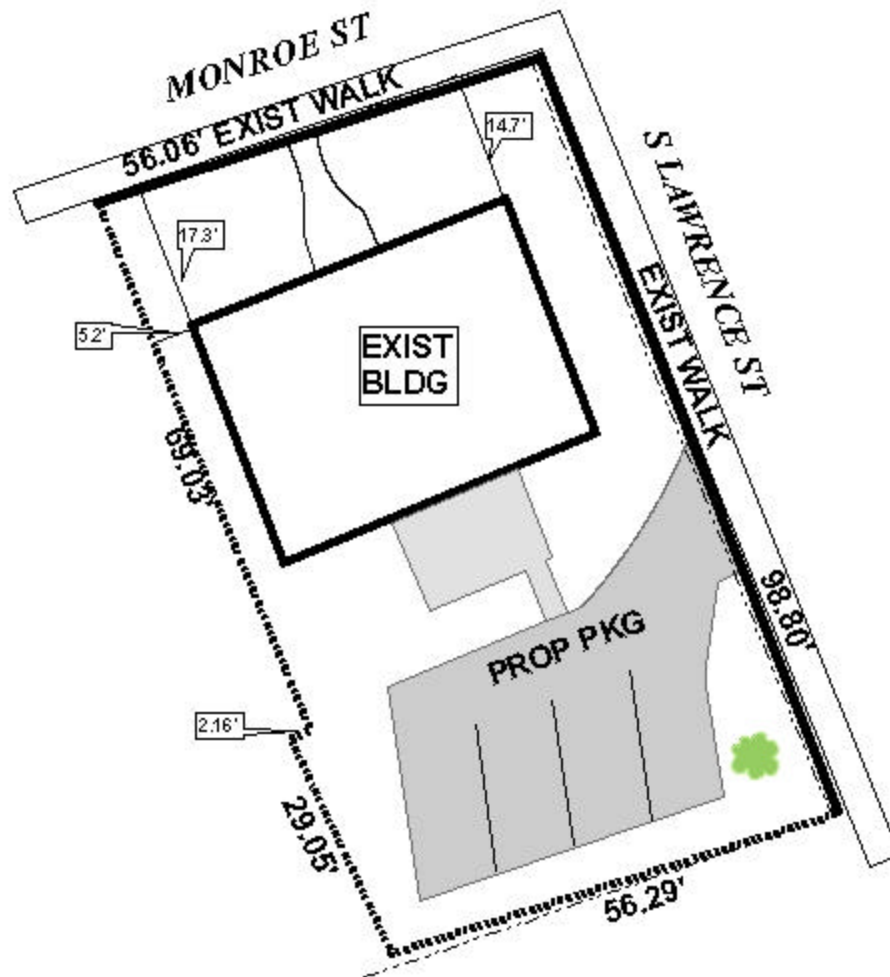
LEGEND

R-1	R-2	R-3	R-A	R-B	H-B	B-1	LB-2	B-2	B-3	B-4	B-5	I-1	I-2



NTS

## SITE PLAN



The site plan illustrates the existing buildings and proposed parking spaces.

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NTS

