



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

September 10, 2024

Scott Moore
Moore Housing Group, LLC
1814 Indian Creek Drive South
Mobile, Alabama 36607

Re: **6608**
BOA-003010-2024
1719 Dauphin Street
Scott Moore
District 2

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

On September 9, 2024, the Board of Zoning Adjustment considered your request for Access and Maneuvering, Surfacing, and Frontage Tree Variances to allow a gravel surfaced access aisle, a sub-standard access aisle for two-way traffic, and no frontage tree plantings for a commercial development in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) requires access aisles to be paved with concrete, asphaltic concrete, asphalt, or concrete pavers, 24-foot wide access aisles for two-way traffic, and compliant frontage tree plantings or a commercial development in an R-1, Single-Family Residential Urban District.

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

- A. The variance will not be contrary to the public interest;
- B. Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- C. The spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

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The approval is subject to the following conditions:

1. Approval of the commercial Use Variance;
2. Obtain all necessary land disturbance and building permits; and
3. Full compliance with all municipal codes and ordinances.

No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before March 9, 2025, the variance will expire and become null and void.

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 further assistance, please call 251-208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

BY:

Marie York
Principal Planner

