



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

October 8, 2024

Prime-One Investments
5551 Old Shell Road
Unit # 81971
Mobile, Alabama 36608

Re: 6625
BOA-003080-2024
2103 Gibson Street
Prime-One Investments, LLC
District 1

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

On October 7, 2024, the Board of Zoning Adjustment considered your request for a Use Variance to allow a duplex in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) does not allow duplexes 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.

The approval is subject to the following conditions:

- 1) The applicant shall either alter the building to no longer cross the property line, or obtain subdivision approval to relocate the common property line to eliminate the encroachment;
- 2) Revision of the site plan to indicate a compliant driveway, subject to Traffic Engineering approval;
- 3) Revision of the site plan to provide compliant parking for at least three (3) vehicles;
- 4) Submittal of a revised site plan (.pdf and hard copy) prior to the issuance of permits; and
- 5) 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 April 7, 2025, the variance will expire and become null and void.

P.O. BOX 1827 ■ MOBILE, ALABAMA 36633-1827

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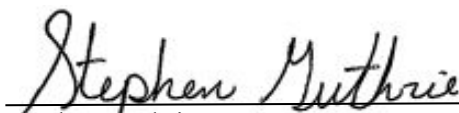
Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed 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: 

Stephen Guthrie
Deputy Director of Planning and Zoning