



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

December 10, 2018

Keith Knizley
1058 Hillcrest Lane
Mobile, AL 36693

Re: #6226
(Case #BOA-000763-2018)
Keith Knizley
259 Cherokee Street
(East side of Cherokee Street, 160'± North of La Salle Street).

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

On December 3, 2018, the Board of Zoning Adjustment considered your request for a **Use Variance to allow a four unit apartment complex in an R-1, Single-Family Residential District** at the above referenced location.

After discussion, the Board determined the following findings of facts for Denial:

- 1) **Granting the Variance will be contrary to the public interest in that it will be contrary to Sections 64-12 and 64-7.A.4. of the Zoning Ordinance regarding permitted uses and the provisions of non-conforming uses;**
- 2) **Special conditions do not exist in such a way that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship since the structure can be used as a single-family dwelling; 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 since the neighborhood is predominantly composed of single-family dwellings.**

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.

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

Keith Knizley
December 10, 2018
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Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Margaret Pappas
Deputy Director of Planning and Zoning