



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

March, 10, 2017

Spanish Villa Condominium Owners Association
4009 Old Shell Road - Office
Mobile, AL 36608

Re: **#6050**
(Case #ZON2016-01423)
Spanish Villa Condominium Owners Association
4009 Old Shell Road
(Southwest corner of Old Shell Road and College Lane).

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

On March 6, 2017, the Board of Zoning Adjustment approved your extension request for a **Front Yard and Side Street Side Yard Setback Variances to allow masonry sign columns 7.3' high and masonry iron fence columns 7' high setback 2 inches from the front and side street property lines at a residential condominium complex in an R-3, Multi-Family Residential District; the Zoning Ordinance requires any structure 3' or higher to meet a 25' front yard setback and a 20' side street yard setback in an R-3, Multi-Family Residential District** at the above referenced location for twelve months; however the applicant should be aware that future extensions are unlikely.

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.

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 6, 2018, the **Setback Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

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Sincerely,

BOARD OF ZONING ADJUSTMENT
William Guess, Chairman

By: Marie York
Marie York, Planner II

cc: Byrd Surveying, Inc.

/lr