



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

June 7, 2022

Ashley Ellis
104 Colvin Street
Mobile, Alabama 36606

Re: #6453
(Case #BOA-002010-2022)
Ashley Ellis
104 Colvin Street
(West side of Colvin Street, 105'± South of Dauphinwood Drive).

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

On June 6, 2022, the Board of Zoning Adjustment considered your request for a **Use Variance to allow an accessory structure to remain on a site without a dwelling in an R-1, Single-Family Residential District; the Zoning Ordinance requires a dwelling on a site in order to allow an accessory structure in an R-1, Single-Family Residential District.**

After discussion, the Board determined the following Findings of Fact for Approval:

- 1) Approving the variance will not be contrary to the public;**
- 2) Special conditions do exist in such a way that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and,**
- 3) The spirit of the chapter shall be observed, and substantial justice shall be done to the surrounding neighborhood by granting the variance.**

The approval is subject to the following condition:

- 1) Vertical construction of a primary residence, with permits, to begin within six (6) months.**

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.

BOA-002010-2022 ASHLEY ELLIS

June 7, 2022

Page 2 of 2

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 **December 6, 2022**, the variance will expire and become null and void.

For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: Marie York
Marie York, Principal Planner