



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

March 5, 2024

Melissa D. Kellam
2815 Grant Street
Mobile, Alabama 36606

Re: 6570
BOA-002788-2023
2815 Grant Street
Melissa D. Kellam
District 5

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

On March 4, 2024, the Board of Zoning Adjustment considered your request for Site Coverage and Setback Variances to increase the maximum site coverage and allow a new carport to encroach into the front 25-foot front setback in a R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) limits site coverage to a maximum of 35% and does not allow structures to be located in the front 25-foot setback in a R-1, Single-Family Residential Suburban District.

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

- 1) The variance will not be contrary to the public interest;
- 2) Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- 3) 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) Bring the fence into compliance;
- 2) Obtaining of all necessary after-the-fact building permits; and
- 3) Full compliance with all municipal codes and ordinances.

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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.

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 September 4, 2024, the variance will expire and become null and void.

For further assistance, please call 251-208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT
William Guess, Chairman

By:



Margaret Pappas
Deputy Director of Planning and Zoning