



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

May 5, 2017

Virginia and Charles Robertson
355 Rylands Street
Mobile, AL 36603

Re: #6102
(Case #BOA-000056-2017)
Virginia Robertson
355 Rylands Street
(West side of Rylands Street 125'± North of Basil Street).

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

On May 1, 2017, the Board of Zoning Adjustment considered your request for a **Site Coverage Variance to allow 46.5% site coverage in an R-1, Single-Family Residential District; the Zoning Ordinance allows a maximum of 35% site coverage in an R-1, Single-Family Residential District** at the above referenced location.

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

- 1) Granting the variance will not be contrary to the public interest in that the surrounding area is comprised of several sub-standard lots that also exceed 35% site coverage;
- 2) Special conditions exist such as medical necessity, which result in the existing non-wheelchair accessible structure to be uninhabitable by the applicant without the proposed addition;
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance in that it will allow a currently vacant house to be occupied.

The approval is subject to the following condition:

- 1) Demolition of the shed at the rear of the property with appropriate permits.

Virginia Robertson

May 1, 2017

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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 November 1, 2017, the **Site Coverage 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, Planner II

/lr