



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

October 4, 2023

Rick Twilley  
Twilley Builders, Inc.  
Post Office Box 850669  
Mobile, Alabama 36685

Re: #6548  
BOA-002649-2023  
3651 Riviere Du Chien Road  
Rick Twilley, Agent  
District 4

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

On October 2, 2023, the Board of Zoning Adjustment considered your request for a Setback Variance to allow stairs exceeding three-feet (3') tall to encroach within the front 25-foot (25') setback in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires all stairs exceeding three-feet (3') tall to be located outside of the front 25-foot (25') setback in an 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.

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.

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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 April 2, 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:   
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Margaret Pappas  
Deputy Director of Planning and Zoning