



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION

July 8, 2015

David M. Schumer
4373 Downtown Loop South, Suite B
Mobile, AL 36609

Re: #5976
(Case #ZON2015-01153)
David M. Shumer (Barton & Shumer Engineering, LLC)
3611 Stein Avenue
(Southside of Stein Avenue, 170'± east of Provident Lane).

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

On July 6, 2015, the Board of Zoning Adjustment considered your request for **Bulk/Site and Side Yard Setback Variances to allow an addition with 45% site coverage and 3 mechanical units higher than 3' above grade within the side yard setback 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 of the request:

- 1) Based on the fact that adjacent properties have been granted similar variances, approval of the variance would not be contrary to the public interest;**
- 2) Special conditions exist such that the literal enforcement of the provisions of the chapter will result in an unnecessary hardship, as the site is proposed to be developed in a manner similar to adjacent homes; and**
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance because the proposed addition is in keeping with other homes adjacent to the site.**

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 January 6, 2016, the **Bulk/Site and Side Yard Setback Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: 
Bert Hoffman, Planner II

cc: Claiborne & Leder Stokes

/lw