



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

September 13, 2023

Brent Hider
2153 Venetia Road
Mobile, Alabama 36605

Re: #6531
BOA-002575-2023
2153 Venetia Road
Brent Hider
District 4

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

On September 11, 2023, the Board of Zoning Adjustment considered your request for a Use Variance to allow an accessory structure to remain on a lot without a primary structure in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) does not allow an accessory structure on a lot without a primary structure 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 do 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.

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 March 11, 2024, the variance will expire and become null and void.

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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