



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

September 17, 2015

Douglas McLeod
11 Country Club Road
Mobile, AL 36608

Re: #5997
(Case #ZON2015-01866)
Douglas McLeod
11 Country Club Road
(North side of Country Club Road, 340'± East of Westgate Road).

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

On September 14, 2015, the Board of Zoning Adjustment considered your request for **Site Variance to allow construction of a covered patio within 6.2' of a side property line in an R-1, Single-Family Residential District** at the above referenced location.

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

- 1) Based on the fact that adjacent properties appear to have been developed with sub-standard setbacks, 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.

The Approval is subject to the following conditions:

- 1) Provision of gutters and downspouts on the existing garage as well as the proposed addition.

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,

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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 14, 2016, the **Site Variance** 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: Wattier Surveying, Inc.

/lw