



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

June 4, 2015

Lyn McDonald
2512 D'Iberville Drive North
Mobile, AL 36695

Re: #5970/5826
(Case #ZON2015-00936)
Lyn A. McDonald
2406 Prichard Avenue West
(North side of Prichard Avenue West, 150'± west of Stanton Road).

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

On June 1, 2015, the Board of Zoning Adjustment considered your request for **Use, Multiple Dwellings, and Surface Variances to allow 5 single-family dwellings on a single site (an R-3, Multi-Family Residential use), and gravel access, maneuvering and parking 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) **Approving the variance request will not be contrary to the public interest because historic structures will be renovated and brought back into service as housing stock;**
- 2) **Special conditions appear to exist since the current number of dwellings and multi-family use has existed on the site since at least 1960, that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and**
- 3) **That the spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance with the provision of improvements to the existing structures and site to consist of a sidewalk, bumper stops, and trees, as the renovations and improvements to the site will provide a historical and architectural link to the past.**

The approval is subject to the following conditions:

- 1) **Obtainment of the proper building-related permits;**
- 2) **Provision of parking bumpers or wheel stops for all parking spaces; and**
- 3) **Full compliance with all other municipal codes and ordinances.**

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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 December 1, 2015, the **Use, Multiple Dwellings, and Surface 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: Byrd Surveying, Inc.

/lw