



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

February 5, 2015

Sharon Townsend
2643 Bear Fork Road
Mobile, AL 36613

Re: #5945/5090
(Case #ZON2014-02706)
Sharon Townsend
2643 Bear Fork Road
(West side of Myers Road [private street], 1300'± South of Bear Fork Road).

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

On February 2, 2015, the Board of Zoning Adjustment considered your request for a **Use Variance to allow a mobile home as a residence 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 since a mobile home has existed on the site for at least 13 years;
- 2) Special conditions appear to exist, including the duration of the existing mobile home on the site and the current topographic conditions, 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 since the applicant would be required to obtain the proper building code-related permits.

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The approval is subject to the following conditions:

- 1) After the fact permits for building, plumbing and electrical code compliance, including verification that the mobile home is appropriate for the HUD wind zone; and
- 2) Completion of the Subdivision process.

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 August 2, 2015, the **Use 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: Polysurveying & Engineering

/lw