



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

May 11, 2018

Polysurveying (John Vallas, Agent)  
5588 Jackson Road  
Mobile, AL 36619

**Re: #6174**  
**(Case #BOA-000476-2018)**  
**Polysurveying (John Vallas, Agent)**  
(South side of Wilson Avenue, 170'± West of Grand Boulevard.)

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

On May 7, 2018, the Board of Zoning Adjustment considered your request for a **Side Yard and Combined Side Yard Setback Variances to allow placement of a house 3.84' the East property line and 8' from the West property line, and a combined side yard setback of 11.84' 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) The variance will not be contrary to the public interest;**
- 2) Special conditions 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 November 7, 2018, the **Side Yard and Combined Side Yard Setback Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Polysurveying (John Vallas, Agent)

May 11, 2018

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Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:

  
Bert Hoffman  
Principal Planner

cc: IRC MAB Mobile Midtown, LLC