



THE CITY OF MOBILE, ALABAMA  
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

January 10, 2020

Joe Fesenmeier  
3771 Amruth Dr.  
Mobile, AL 36608

**Re: Joseph M. Fesenmeier**  
**3771 Amruth Drive**  
(South side of Amruth Drive, 255'± East of Fenwick Road).  
Council District 5

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

On January 6, 2020, the Board of Zoning Adjustment considered your request for a **Use Variance to allow an accessory dwelling unit to include kitchen facilities in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow accessory dwelling units to include kitchen facilities 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.**

**The Approval is subject to the following condition:**

- 1) **Use of the accessory dwelling unit limited to a family member.**

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.

**Joe Fesenmeier**  
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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 July 6, 2020, 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: Marie York  
Marie York  
Principal Planner