



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

January 12, 2022

Joseph Rodrigues
2240 Carrington Drive
Mobile, Alabama 36695

Re: #6437
(Case #BOA-001893-2021)
Lilian Bush
404 South Bayou Street
(West side of South Bayou Street, 112'± South of Savannah Street).

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

On January 10, 2022, the Board of Zoning Adjustment considered your request for a **Site Coverage Variance to allow increased site coverage in an R-1, Single-Family Residential District; the Zoning Ordinance limits site coverage to 35% in an R-1, Single-Family Residential District.**

The Board finds the following Findings of Fact for Approval:

- 1) approving the variance will not be contrary to the public interest;**
- 2) special conditions do exist in such a way that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship in that the subject site is unique in that it is the smallest lot in the block; 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 compliant handicap access requires larger dimensions for door openings, ramps, etc.**

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 **July 10, 2022**, the variance will expire and become null and void.

For additional assistance call (251) 208-5895.

BOA-001893-2021 LILIAN BUSH

January 12, 2022

Page 2 of 2

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:  _____
Marie York, Principal Planner