



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

June 7, 2022

James F. Watkins  
103 Lanier Avenue  
Mobile, Alabama 36607

**Re: #6458**  
**(Case #BOA-002031-2022)**  
**James F. Watkins**  
**103 Lanier Avenue**  
**(Northwest corner of Lanier Avenue and Old Shell Road).**

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

On June 6, 2022, the Board of Zoning Adjustment considered your request for a **Side Street, Side Yard Setback Variance to allow a six (6)-foot high wall within a required side street, side yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires compliance with the side street, side yard setbacks in an R-1, Single-Family Residential District.**

**After discussion, the Board determined the following Findings of Fact for Approval:**

- 1) Approving the variance will not be contrary to the public;**
- 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; and,**
- 3) The spirit of the chapter shall be observed, and substantial justice shall be done to 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 **December 6, 2022**, the variance will expire and become null and void.

**BOA-002031-2022 JAMES F. WATKINS**

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For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By: Marie York  
Marie York, Principal Planner