



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

April 2, 2024

Bryan Maisel
Bryan Maisel Builders, LLC
5570 Nevius Road
Mobile, Alabama 36619

Re: 6582
BOA-002875-2024
556 Shady Oak Drive
Bryan Maisel Builders, LLC
District 7

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

On April 1, 2024, the Board of Zoning Adjustment considered your request for a Setback Variance to allow an eight-foot (8') tall privacy fence within a recorded 25-foot rear yard setback in an R-1, Single Family Residential Suburban District; the Unified Development Code (UDC) does not allow privacy fences exceeding three-feet (3') tall within a recorded rear yard setback in an R-1, Single Family Residential Suburban District.

After discussion, the Board determined the following findings of fact for approval:

- a) The variance will not be contrary to the public interest;
- b) Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- c) 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 conditions:

- 1) Obtain all required permits for the structure; and
- 2) Full compliance with all other municipal codes and ordinances.

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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 October 1, 2024, the variance will expire and become null and void.

For further assistance, please call 251-208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Margaret Pappas
Deputy Director of Planning and Zoning