



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

March 9, 2015

Emili Hansan  
250 Woodlands Avenue  
Mobile, AL 36607

Re: #5949  
(Case #ZON2015-00257)  
Emili Hansan  
250 Woodlands Avenue  
(Northeast corner of Woodlands Avenue and Springhill Avenue).  
**Setback Variance to allow a 6' concrete block wall on side street side yard property line in an R-1, Single-Family Residential District**

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

On March 2, 2015, the Board of Zoning Adjustment considered your request for a **Setback Variance to allow a 6' concrete block wall on side street side yard property line 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) Approving the variance request will not be contrary to the public interest due to the fact that similar variance s have been approved within the vicinity of this site;
- 2) Special conditions appear to exist, primarily the distance from the front property line to the beginning of the wall and the lack of a driveway onto Spring Hill Avenue, such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- 3) That the spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance in that it will help reduce noise along the side street (Spring Hill Avenue).

The approval is subject to the following conditions:

- 1) the obtaining of the proper permit(s) for the construction of the wall;
- 2) removal of the existing low fence and wall encroaching into the public right-of-way along Spring Hill Avenue, with a Right-of-Way permit from the City Engineering Department; and
- 3) full compliance with all municipal codes and ordinances.

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.

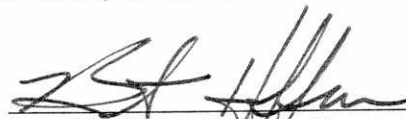
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before September 2, 2015, the **Setback Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:

  
Bert Hoffman, Planner II

cc: Erdman Surveying

/lw