



CITY OF MOBILE

BOARD OF ZONING ADJUSTMENT LETTER OF DECISION

October 2, 2012

SAMUEL L. JONES
MAYOR

OFFICE OF THE CITY COUNCIL
COUNCIL MEMBERS

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CITY CLERK
LISA C. LAMBERT

Michael Phillips
200 South Georgia Avenue
Mobile, AL 36604

Re: #5787/1643
(Case #ZON2012-02213)

Michael Phillips

200 South Georgia Avenue

(Southwest corner of South Georgia Avenue and Selma Street)

Use Variance to amend a previously approved variance to allow a guest house (second dwelling) at a single-family residence in an R-1, Single-Family Residential District; the Zoning Ordinance does not allow a guest house (second dwelling) at a single-family residence in an R-1, Single-Family Residential District.
Council District 2

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

On October 1, 2012, the Board of Zoning Adjustment approved your request for **Use Variance to amend a previously approved variance to allow a guest house (second dwelling) at a single-family residence in an R-1, Single-Family Residential District** at the above referenced location, subject to the following conditions:

1. **submittal of a notarized "Voluntary Conditions and Use Restrictions" form that has been recorded in Probate Court and states the guest house is not to be rented out for any reason and; and**
2. **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 April 1, 2013, 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:


Frank Palombo, Planner II

cc: Wattier Surveying, Inc.

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