



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

March 11, 2014

Self Radcliff  
3700 Tuthill Place  
Mobile, AL 36602

**Re: #5881/5597**  
**(Case #ZON2014-00273)**  
**Self Radcliff**  
3700 Tuthill Place  
(East terminus of Tuthill Place extending to the West side of College Lane [unopened right-of-way]).

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

On March 10, 2014, the Board of Zoning Adjustment considered your request for **Rear Yard Setback Variance to amend a previously approved Rear Yard Setback Variance to allow a roof enclosure for an existing structure within 5' of rear property line** at the above referenced location.

After discussion, the Board approved the request, finding that:

- 1) Based on the consistency of the setback request as it relates to other development within the neighborhood, the variance will not be contrary to the public interest;
- 2) These special conditions of a leaking roof over an existing structure within the setback exist 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 due to the unopened right-of-way adjacent to the setback, and in order to be consistent with the previous variance approval granted by the Board.

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.

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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 10, 2014, the **Rear Yard 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 IV

cc: M. Don Williams Engineering and Development

/lw