



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

February 9, 2018

DLB, LLC
3535 Spring Hill Avenue
Mobile, AL 36608

Re: #6156
(Case #BOA-000375-2018)
Daniel Buckley
3535 Spring Hill Avenue
(South side of Spring Hill Avenue, extending to the West terminus of Irene Street.)

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

On February 5, 2018, the Board of Zoning Adjustment considered your request for a **Side Street Side Yard Variance to allow a 12' reduced side street side yard setback in an R-1, Single Family District** at the above referenced location.

After discussion, the Board determined the following findings of fact for Approval of the Side Street Side Yard Setback Variance:

- 1) Granting the variances will not be contrary to the public interest in that the right-of-way will not be put into use as a road, and the adjacent subdivision to the west was not required to provide any increased setback;**
- 2) Special conditions 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 applicant and the surrounding neighborhood by granting the variances, since an increased setback was not required for a previously approved subdivision along the same right-of-way**

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

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the appeal filed in Circuit Court must be filed with this Board within the fifteen-day appeal period.

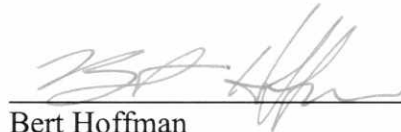
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before August 5, 2018, the **Side Street Side Yard Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Bert Hoffman
Principal Planner

cc: Byrd Surveying, Inc.

/lr