



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 11, 2023

Gerald Byrd
Byrd Surveying
2609 Halls Mill Road
Mobile, Alabama 36606

Re: #6525
BOA-002542-2023
3500 Halls Mill Road
Byrd Surveying
District 4

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

On July 10, 2023, the Board of Zoning Adjustment considered your request for a Front Yard Setback Variance to allow a six-foot (6') chain link screened fence setback 15-feet from the front property line in an I-1, Light Industry District; the Unified Development Code (UDC) requires a 25-foot front yard setback for fences higher than three-feet (3') which obstruct visibility in an I-1, Light Industry District.

After discussion, the Board made the following findings of fact for denial:

- 1) The variance will be contrary to the public interest;
- 2) Special conditions do not exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- 3) The spirit of the chapter shall not be observed, and substantial justice not done.

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.

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

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Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: 

Margaret Pappas
Deputy Director of Planning and Zoning