



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

May 3, 2016

Laura Zacher
2610 Tennessee Avenue
St. Louis, MO 63118

Re: #6037/2622/809
(Case #ZON2016-00612)
Laura Zacher
1006 ½ & 1008 Caroline Avenue
(North side of Caroline Avenue, 190'± West of Common Street).

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

On May 2, 2016, the Board of Zoning Adjustment considered your request for **Front and Side Yard Setback Variances to allow a structure within 10.4 feet from front property line and 1.7 feet from side property line in a B-2, Neighborhood Business District** at the above referenced location.

After discussion, the Board determined the followings findings of fact for Approval:

- 1) **granting the variance will not be contrary to the public interest in that the existing structures appear to have existed since at least 1960 without conflict, and only a small portion of the proposed addition will require a reduced side yard width;**
- 2) **that special conditions exist, including the substandard width of the lot and the potentially non-conforming use of the property and its reduced setbacks, such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and**
- 3) **that the spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance because the site is located within an historic district and is developed similarly to neighboring properties with regards to reduced setbacks.**

The approval is subject to the following conditions:

- 1) **completion of the Subdivision process;**

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- 2) acquisition of the appropriate land disturbance and building permits; and
- 3) full compliance with all applicable 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 November 2, 2016, the **Front and Side Yard Setback Variances** 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: Polysurveying & Engineering, Inc.

/lw