

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

June 7, 2011

Steve Greene
914 Henckley Ave.
Mobile, AL 36609

Re: **#5680**
(Case #ZON2011-01186)
Steve Greene

914 Henckley Avenue

(West side of Henckley Avenue, 564'± North of Chandler Street).

Combined Side Yard Setback Variance to allow a total combined side yard setback of 15.2' on a 50' wide lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires a total combined side yard setback of at least 16.7' on a 50' wide lot in an R-1, Single-Family Residential District.

Dear Applicant/Property Owner:

On June 6, 2011, the Board of Zoning Adjustment approved a variance **to allow the construction of a new single-family dwelling with a side yard sum of 16.0 feet on a 50-foot wide lot**, subject to the following conditions:

- 1) 8-foot side yards as specified by the applicant at the Board meeting;**
- 2) the placement of gutters and downspouts along the side yards; and**
- 3) full compliance with all other 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 December 7, 2011, the **Combined Side Yard Setback Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Steve Greene

June 7, 2011

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Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: _____
Frank Palombo, Planner II

cc: Polysurveying

sg