

THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

October 4, 2017

Steven & Sarah McDavid
20 Audubon Place
Mobile, AL 36606

Re: #6134
(Case #BOA-000242-2017)
Steven & Sarah McDavid
20 Audubon Place
(West side of Audubon Place, 560'± South of Dauphin Street).

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

On October 2, 2017, the Board of Zoning Adjustment considered your request for **Side Yard Setback Variance to allow a structure within 6.3' of the side property line in an R-1 Single-Family Residential District** at the above referenced location.

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

- 1) Approving the variance request will not be contrary to the public interest because the addition will match the setback of the existing house, which was constructed in compliance with the setback regulations in place under the 1934 Zoning Ordinance;**
- 2) Special conditions exist, including the location of a large oak tree and the structure and layout of the existing house, 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 fact that the addition will be sympathetic to the existing residence on the site in terms of both architectural design and setbacks.**

The Approval is subject to the following conditions:

- 1) The provision gutters and downspouts on the side of the addition nearest the property line.**

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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.

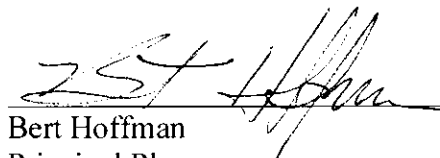
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before April 2, 2018, the **Side Yard Setback Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman
Principal Planner

cc: Ava Designs