



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

January 12, 2017

Mary McNeal  
503 Line Street  
Mobile, AL 36608

**Re: #6080**  
**(Case #ZON2016-02228)**  
**Mary Battiste Taylor**  
**503 Line Street**  
**(West side of Line Street, 130'± North of Biloxi Avenue).**

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

On January 9, 2017, the Board of Zoning Adjustment considered your request for a **Front Yard Setback Variance to allow a carport 2.6' from a front property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires structures to be built a minimum of 25' from front property lines 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) Granting the variance will not be contrary to the public interest because the structure will comply with applicable building codes;**
- 2) Special conditions do appear to exist, including the fact that the house is situated so that access to the rear yard is limited and there is insufficient space in the side yard, 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 shall be done to the applicant and the surrounding neighborhood by granting the variance because the carport will comply with applicable building codes.**

**The approval is subject to the following condition:**

- 1) The applicant or the contractor must obtain after-the-fact permits and comply with applicable building codes.**

Mary Battiste Taylor  
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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 July 9, 2017, the will expire and the **Setback Variance** 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: Poly Surveying & Engineering

/lr