



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

April 8, 2025

Cecil L. Watford
1501 Winchester Drive
Mobile, Alabama 36693

Re: 6661
BOA-003263-2025
1501 Winchester Drive
Cecil Watford
District 4

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

On April 7, 2025, the Board of Zoning Adjustment considered your request for a Site Variance for a freestanding garage less than 30-feet from the front property line in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires all structures to be located outside of recorded front setbacks in an R-1, Single-Family Residential Suburban District.

Based on the requested Variance application and documentation submitted, if the Board considers approval of the request, the following findings of fact must be presented:

- A) The variance **will not** be contrary to the public interest;
- B) Special conditions exist such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C) The spirit of the chapter **shall** be observed, and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

The approval is subject to the following conditions:

- 1) Acquisition of all required after-the-fact permits and inspections for the garage; and
- 2) Compliance with all other codes and ordinances.

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 October 7, 2025, the variance will expire and become null and void.

BOA-003263-2025 1501 Winchester Drive

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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.

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

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: Stephen Guthrie
Stephen Guthrie
Deputy Director of Planning and Zoning