

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

June 7, 2011

Barclay P. Kercher
164 Mohawk St.
Mobile, AL 36606

Re: **#5681**
(Case #ZON2011-01192)
Lori Blalack

164 Mohawk Street

(West side of Mohawk Street, 175'± North of Clearmont Street)

Front and Side Yard Setback Variances to allow an addition within 22.8' of the front property line of an existing residence as well as an addition within 4.4' of a side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 25' front yard setback, and a minimum side yard setback of 7.1' on a lot that is 50' wide 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 an addition within 22.8 feet of the front property line and within 4.4 feet of a side property line on a 50-foot wide lot**, subject to the following conditions:

- 1) provision of gutters and downspouts on the South side of the structure;**
- 2) compliance with all building and fire safety codes regarding firewall separations; and**
- 3) full compliance with all 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

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before December 7, 2011, 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: _____
Frank Palombo, Planner II

cc: Stewart Planning Service

sg