



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

April 8, 2016

MLK Ave. Redevelopment Corp.
P. O. Box 2204
Mobile, AL 36652-2204

Re: #6036
(Case #ZON2016-00552)
MLK Avenue Redevelopment Corporation (Michael Pierce, Agent)
560 Hickory Street
(Southeast corner of Hickory Street and Pecan Street).

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

On April 4, 2016, the Board of Zoning Adjustment considered your request for **Front and Side Yard Variances to allow a 12.5' front yard setback and a 10' side street side yard setback for a dwelling in an R-1, Single-Family** at the above referenced location.

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

- 1) approving the variance will not be contrary to the public interest in that existing dwellings in the area have sub-standard setbacks;
- 2) special conditions do exist and there are hardships which exist in that the site is in a federally listed historic neighborhood, and standard setbacks would result in a dwelling out of character for the area; and
- 3) the spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance because the site is in a historic area with similar variances granted in the neighborhood previously.

The approval is subject to the following conditions:

- 1) either completion of a Subdivision or provision of a deed with the current legal description from 1952 or earlier prior to the issuance of a building permit for the site;
- 2) full compliance with all other municipal codes and ordinances.

MLK Avenue Redevelopment Corporation Michael Pierce, Agent)

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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 October 4, 2016, the **Front and Side Variances** 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, Planner II

cc: Wattier Surveying, Inc.

/lw