



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 8, 2025

Daniel Clark
Smith Clark & Associates, LLC
30941 Mill Lane
Suite G, Box 258
Spanish Fort, Alabama 36527

Re: 6679
BOA-003370-2025
4413 Radian Drive
Daniel Clark, Smith Clark & Associates, LLC
District 4

Setback Variance to allow reduced side and rear yard setbacks for a proposed carport in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires all structures taller than three-feet (3') to be setback a minimum of five-feet (5') from side property lines and a minimum of eight-feet (8') from rear property lines in an R-1, Single-Family Residential Suburban District.

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

At its meeting on July 7, 2025, the Board of Zoning Adjustment considered the above referenced application.

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

- 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) Provision of gutters and downspouts along the side property line;
- 2) Acquisition of all required permits and inspections for the garage; and
- 3) Compliance with all other codes and ordinances.

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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 January 7, 2026, the variance will expire and become null and void.

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