



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

October 9, 2020

Lynn M. Jackson
4170 Bay Front Road
Mobile, AL 36605

Re: #6349/4564
(Case #BOA-001393-2020)
Lynn M. Jackson
4170 Bay Front Road
(Southwest corner of Bay Front Road and Terrell Road).

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

On October 5, 2020, the Board of Zoning Adjustment considered your request for a **Front Yard Setback Variance to allow a wooden privacy fence to exceed 3' in height within the 25' front yard setback in a B-2, Neighborhood Business District; the Zoning Ordinance does not allow a wooden privacy fence to exceed 3' in height within a required front yard setback in a B-2, Neighborhood Business District** at the above referenced location.

After discussion, the Board determined the following Findings of Fact for Denial of the Front Yard Setback Variance request:

- 1) The variance will contrary to the public interest;**
- 2) Special conditions do not exist 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 not be done to the applicant and the surrounding neighborhood by granting the variance.**

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.

Lynn M. Jackson

October 9, 2020

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For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Bert Hoffman
Principal Planner

/bh