



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

May 7, 2015

Mikell & Claire Taylor
4550 Knightway Drive
Mobile, AL 36608

Re: #5965
(Case #ZON2015-00898)
Mikell & Claire Taylor
4550 Knight Way Drive
(West side of Knight Way Drive, 100'± East of Kings Way Drive).

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

On May 4, 2015, the Board of Zoning Adjustment considered your request for **Side Yard Setback Variance to allow the construction of a garage within 5 feet of side yard setback in an R-1, Single-Family Residential District** at the above referenced location.

The Board determined the following findings of fact for approval of the request:

- 1) Approving the variance request will not be contrary to the public interest in that it will allow the applicant to provide protected parking for their vehicles;
- 2) Special conditions exist, primarily the presence of two live oak trees, such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- 3) That the spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance as the structure will be compatible with the existing house and the area.

The approval is subject to the following conditions:

- 1) Construction and design of the structure to be consistent with the plans presented to the Board; and

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- 2) The applicant provides gutters and downspouts on the side of the structure that will be nearest the adjacent property line.

The applicant is advised that full compliance with all other municipal codes and ordinances is required.

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.

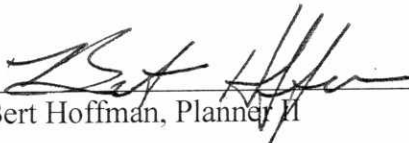
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before November 4, 2015, the **Side Yard Setback Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman, Planner II

cc: Pete J. Vallas, Architect
Rester and Coleman Engineers, Inc.

/lw