

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

January 4, 2011

Nedra Stimpson
4360 The Cedars
Mobile, AL 36608

Re: **#5656/5353**
(Case #ZON2010-02898)

Nedra Stimpson

4360 The Cedars

(North side of The Cedars, 370'± East of North McGregor Avenue).

Side Yard and Combined Side Yard Setback Variances to allow the construction of a carport within 5'-5" of a side property line with combined side yards of 9'-6" in an R-1, Single-Family Residential District; the Zoning Ordinance requires an 8' minimum side yard setback with combined side yards of 20' in an R-1, Single-Family Residential District.

Dear Applicant/Property Owner:

On January 3, 2011, the Board of Zoning Adjustment approved a variance **to allow the construction of a carport within 5'-5" of a side property line with combined side yards of 9'-6" in an R-1, Single-Family Residential District**, subject to the following conditions:

- 1) the provision of gutters and downspouts on the West side of the carport;**
- 2) submission to the Planning Section prior to construction permitting of a copy of a revised site plan illustrating the front 25' minimum building setback line to verify garage setback compliance; and**
- 3) full compliance with all other 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.

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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 July 5, 2011, the **Side Yard and Combined Side Yard Setback Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

Reid Cummings, Chairman

By: _____
Tony Felts, Planner I

cc: Marshall A. McLeod

sg