



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

March 8, 2018

William T. Partridge, Jr.
6425 Jordan Road
Daphne, AL 36526

Re: #6166
(Case #BOA-000417-2018)
William T. Partridge
1703 Dublin Street
(Block bounded by Dublin Street, Rotterdam Street, Belfast Street and Brussels Street.)

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

On March 5, 2018, the Board of Zoning Adjustment considered your request for a **Front Yard Setback Variance to allow an entrance canopy within 13'-10" of the front property line at a church in an R-1, Single-Family Residential District** at the above referenced location.

After discussion the Board found the following findings of fact for Approval of the Front Yard Setback Variance:

- 1) Granting the Variance will not be contrary to the public interest since the structure would be compatible with the non-conforming nature of the site;**
- 2) Special conditions associated with the site exist, such that a literal enforcement of the provision of the chapter will result in an unnecessary hardship due to the site's configuration since at least 1960 inhibiting compliance with minimum Front Yard Setback requirements; and,**
- 3) The spirit of the chapter shall be observed and substantial justice done to the surrounding neighborhood by granting the Variance since it would maintain the existing character of similar historically significant areas, and because the Board has been sympathetic in granting similar Variance requests to neighboring properties.**

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March 8, 2018

Page 2 of 2

The approval is subject to the following conditions:

- 1) Provision of a site plan showing all existing and proposed site improvements to the Planning and Zoning Department prior to the issuance of any land disturbance or building permits;**
- 2) Provision and approval of non-conforming documentation by the Planning and Zoning Department for all existing non-conformities on the site; and,**
- 3) Compliance with all applicable 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.

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 September 5, 2018, the **Front 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
Principal Planner

cc: St. Joseph Parish Maysville
Coast Architects, Inc.