



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 14, 2022

Brett Orrell
Polysurveying
5588 Jackson Road
Mobile, Alabama 36619

Re: #6466/6374
(Case #BOA-002069-2022)
Sheridan Construction
116 Myrtlewood Lane
(East side of Myrtlewood Lane at the East terminus of Stein Avenue).

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

On July 11, 2022, the Board of Zoning Adjustment considered your request for a **Side and Rear Yard Setback Variances to allow an HVAC unit taller than three (3) feet within the side yard setback and stairs taller than three (3) feet within the rear yard setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires all structures taller than three (3) feet to meet the minimum side and rear yard setbacks in an R-1, Single-Family Residential District.**

After discussion, the Board determined the following Findings of Fact for Approval:

- 1) The variance will not be contrary to the public interest;**
- 2) Special conditions exist, including the topography of the site, such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and**
- 3) The spirit of the chapter shall be observed, and substantial justice 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.

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 11, 2023**, the variance will expire and become null and void.

BOA-002069-2022 SHERIDAN CONSTRUCTION

July 13, 2022

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For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Marie York, Principal Planner