



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

May 6, 2020

McCrory & Williams, Inc
Carah Hall
3207 International Dr., Suite G
Mobile, AL 36606

Re: #6320/6264
(Case #BOA-001239-2020)
The Mitchell Company, LLC (Christopher Sylvester)
1004 Wildwood Avenue
(West side of Wildwood Avenue, 61'+ South of the intersection of Chandler Street and
Wildwood Avenue).
Council District 6

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

On May 4, 2020, the Board of Zoning Adjustment considered your request for a **Lot area and Lot Width Variances** to allow a lot less than 7,200 square feet and lot widths less than 60-feet in an R-1, Single-Family Residential District; the Zoning Ordinance requires new lots for residential use to be at least 60-feet wide at the building setback line and requires a minimum lot area of 7,200 square feet in an R-1, Single-Family Residential District.

After discussion, the Board approved the Lot area and Lot Width Variances with the following findings of facts:

- 1) Approving the variance will not be contrary to the public interest;
- 2) Special conditions were illustrated such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and
- 3) The spirit of the chapter shall be observed, and substantial justice shall be done to the surrounding neighborhood by granting the variance.

The approval is subject to the following conditions:

- 1) 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

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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 5, 2020, the **Lot area and Lot Width Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:

Margaret Pappas / SMC

Margaret Pappas

Deputy Director of Planning and Zoning