

**BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION**

June 5, 2012

Sandys Miller Stimpson  
14 Japonica Ave.  
Mobile, AL 36606

Re: **#5755**  
**(Case #ZON2012-01274)**  
**Sandys Miller Stimpson**  
**14 Japonica Avenue**  
(West side of Japonica Avenue, 374'± South of Dauphin Street)  
**Side Yard Setback and Combined Side Yard Variances to allow an addition to an existing dwelling within 10'-8" of a side property line with combined side yards of 18'-8" on a 97.5' wide lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 12' side yard setback with combined side yards of 20' on a 97.5' wide lot in an R-1, Single-Family Residential District.**

Dear Applicant/Property Owner:

On June 4, 2012, the Board of Zoning Adjustment approved a variance **to allow an addition to an existing dwelling within 10'-8" of a side property line with combined side yards of 18'-8" on a 97.5' wide lot in an R-1, Single-Family Residential District**, subject to the following conditions:

- 1. placement of gutters and downspouts along the addition; and,**
- 2. 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.

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

**Sandys Miller Stimpson**

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before December 4, 2012, the **Side Yard Setback and Combined Side Yard Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By: \_\_\_\_\_  
Frank Palombo, Planner II

cc: McCowan-Roberts

sg