



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

March 9, 2015

Howard Stallworth  
2623 Pollard Lane  
Mobile, AL 36606

Re: **#5954**  
**(Case #ZON2015-00284)**  
**Howard Stallworth**  
**2623 Pollard Lane**  
(Southeast corner of Pollard Lane and Oliver Street).

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

On March 2, 2015, the Board of Zoning Adjustment considered your request for a **Side Street Yard Setback Variance to allow an addition within 2.3" of side street side yard property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 20' side street side yard setback in an R-1, Single-Family Residential District** at the above referenced location.

**After discussion, the Board determined the following findings of fact for Approval:**

- 1) Approving the variance request will not be contrary to the public interest since the proposed addition would not appear to cause any visibility issues for adjacent property owners and passerby;**
- 2) Special conditions appear to exist due to the orientation of the home on the lot, the fact that it is a corner lot, and the dwelling unit's interior layout, that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and**
- 3) That the spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance since the applicant will obtain the proper building-related permits and the bathroom addition will help alleviate the existing accessibility issues resulting from the interior layout of the home.**

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The approval is subject to the following conditions:

- 1) **Obtainment of the proper building-related permits; and**
- 2) **Full compliance with all other municipal codes and ordinances.**

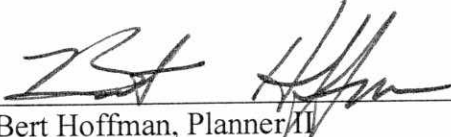
Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed 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 before September 2, 2015, the **Side Street 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, Planner II

cc: Polysurveying & Engineering, Inc.

/lw