



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

July 8, 2025

Martina Woodard
63 Lefevre Street
Mobile, Alabama 36607

Re: 6682
BOA-003374-2025
63 Lefevre Street
Martina Woodard (John Michael Friess, Agent)
District 1
Setback Variance to allow a porch to encroach into the front yard setback in an R-1, Single-Family Residential Suburban District; the Unified Development Code (UDC) requires all structures taller than three-feet (3') to be setback a minimum of 25-feet from the front property line in an R-1, Single-Family Residential Suburban District.

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

At its meeting on July 7, 2025, the Board of Zoning Adjustment considered the above referenced application.

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

- A) The variance **will not** be contrary to the public interest;
- B) Special conditions exist such that a literal enforcement of the provisions of the chapter **will** result in unnecessary hardship; and
- C) The spirit of the chapter **shall** be observed, and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.

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 7, 2026, the variance will expire and become null and void.

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.

BOA-003374-2025 63 Lefevre Street

July 8, 2025

For further assistance, please call 251-208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: Stephen Guthrie
Stephen Guthrie
Deputy Director of Planning and Zoning