

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

April 3, 2012

John Wilson
2010 Emogene St.
Mobile, AL 36606

Re: **#5743**
(Case #ZON2012-00751)

John Wilson

2010 Emogene Street

(Northeast corner of Emogene Street and South Fulton Street).

Side Yard Setback, Rear Yard Setback, Side Street Yard Setback, and Combined Side Yard Variances to allow the construction of a two-story garage/family entertainment and recreation room within 5 feet of the side property line and 5 feet of the rear property line, and to allow the construction of a bathroom addition on the dwelling within 11.7 feet of the side street property line with a combined side yard total of 16.6 feet in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum side yard and rear yard setback of 8 feet, a minimum side street yard setback of 20 feet, and a combined side yard total of 20 feet in an R-1, Single-Family Residential District.

Dear Applicant/Property Owner:

On April 2, 2012, the Board of Zoning Adjustment approved a variance **to allow the construction of a two-story garage/family entertainment and recreation room within 5 feet of the side property line and 5 feet of the rear property line, and to allow the construction of a bathroom addition on the dwelling within 11.7 feet of the side street property line with a combined side yard total of 16.6 feet in an R-1, Single-Family Residential District**, subject to the following conditions:

- 1) the provision of gutters and downspouts along the North and East sides of the garage/recreation building; and**
- 2) full compliance with all other municipal codes and ordinances.**

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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 October 2, 2012, the **Side Yard Setback, Rear Yard Setback, Side Street 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: _____
Caldwell Whistler, Planner I

cc: Wattier Surveying

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