



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

BOARD OF ZONING ADJUSTMENT LETTER OF DECISION

May 10, 2013

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Tom Myers
124 S. University Blvd
Mobile, AL 36608

Re: #5828
(Case #ZON2013-00964)
Tom Myers
4306 The Cedars
(North side of The Cedars, 315'± West of Dilston Lane)

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

On May 6, 2013, the Board of Zoning Adjustment heard your request for **Side and Combined Side Yard and Rear Setback, and Increased Site Coverage Variances** to allow a car shelter at a single-family dwelling to be on one side property line with 4' of side yard on the other side of the dwelling, with a combined side yard total of 4', a proposed workshop/exercise building 3'-6" off a rear property line, and 37% total site coverage in an R-1, Single-Family Residential District.

After discussion, the Board **denied** the Side Yard and Combined Side Yard Variances, **approved** the Site Coverage Variance, and amended the Rear Yard Setback Variance modified to 5-feet, subject to the following conditions:

- 1) the removal of the car shed;
- 2) the provision of gutters and downspouts on the rear of the proposed structure; and
- 3) full compliance with all other municipal coded 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 November 6,

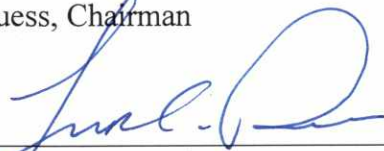
2013, the **Side Yard and Rear Setbacks** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Frank Palombo, Planner II

Cc: Don Williams

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