

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

August 3, 2005

Richard Thomas Langston
7390 Wilkins Creek Road
Spanish Fort, AL 36527

Re: #5313
(Case #ZON2005-01267)
Richard T. Langston
1813 Spring Hill Avenue
(South side of Spring Hill Avenue, 65'± East of North Carlen Street)

Dear Applicant:

On August 1, 2005, the Board approved your request for **Side Yard and Combined Side Yard Variances to allow the construction of a single-family dwelling with attached porte cochere within 6-feet of the (West) side property line.** The Board denied the requests **to allow the construction of a detached 28' x 28' two-story, two-car garage/storage structure within 2.5 feet of the (West) side property line and 2.5-feet within the rear property line,** but **approved setbacks of 5 feet from the (West) side property line and (South) rear property line** at the above referenced location subject to the following condition:

- 1) the provision of gutters and downspouts.

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 February 1,

2006, the Side Yard, Rear Yard, Combined Side Yard, and Setback Variances will expire and become null and void.

For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

Stephen Davitt, Vice-Chairman

By:

Margaret Pappas

Deputy Director of Permitting and Development