

**BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION**

March 4, 2008

Jean-Francois DeBien  
d.b.a. DBN Properties  
P.O. Box 2952  
Mobile, AL 36652

**Re: #5462**  
**(Case #ZON2008-00401)**  
**Jean-Francois DeBien**  
**400 and 401 Crenshaw Street, and 401 Westwood Street**  
(Southwest and Southeast corners of Government Street and Crenshaw Street, and Southeast corner of Government Street and Westwood Street)

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

On Monday, March 3, 2008, the Board approved your request for a **Side Street Yard Setback Variance to allow the construction of a 6' high wooden privacy fence along the side street yard property line in an R-3, Multi-Family Residential District; the Zoning Ordinance requires a 20' side street yard setback for fences higher than 3' in an R-3, Multi-Family Residential District, subject to the following conditions: 1) the applicant's understanding that if at any time the City deems it necessary in the use of its right of way that the fence be removed, 2) replacement of said fence will be at the owner's expense and at that time should be moved South 0.6' out of the City of Mobile Right-of-Way, with no additional variance needed, and 3) an "after the fact" permit must be obtained.**

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 3, 2008, 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**  
Reid Cummings, Chairman

By: \_\_\_\_\_  
Caldwell Whistler  
Planner I