

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

December 3, 2002

Mr. James M. Brown
1204 New St. Francis Street
Mobile, AL 36604

Re: #5143
Case #ZON2002-02447)
James M Brown
1204 New Saint Francis Street
(North side of New Saint Francis Street, 267' \pm East of North Georgia Avenue)

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

On December 2, 2002, the Board denied your request for **Side Yard Setback, Rear Yard Setback and Site Coverage Variances to allow the construction of a 24' x 24' garage within 3' of the side property line, 2.13' of the rear property line and to allow 42% site coverage** at the above referenced location. However, they approved a Side Yard Setback, Rear Yard Setback and Site Coverage Variances to allow the construction of the garage within 5' of both the north and the west property lines subject to the following condition:

1. 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 June 2, 2003, the **Side Yard Setback, Rear Yard Setback and Site Coverage Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT
John Peebles, Chairman

By: /s/ Margaret Pappas, Planner II