

**BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION**

September 15, 2009

Frances Stanton Tate  
512 Flint St.  
Mobile, AL 36604

**Re: #5555  
(Case #ZON2009-01988)**

**Frances Stanton Tate**

West side of North Mobile Street, extending from Edgewood Street to Nall Street.

**Side Yard Setback and Combined Side Yard Variances to allow the construction of a single-family dwelling within 6.5' of a side property line with 15.09' of combined side yards on a 48.92' wide lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum side yard setback of 7.0' with combined side yards of 16.3' for a 48.92' wide lot in an R-1, Single-Family Residential District.**

Dear Mrs. Tate,

On September 14, 2009, the Board of Zoning Adjustment approved your request for **Side Yard Setback and Combined Side Yard Variances to allow the construction of a single-family dwelling within 6.5' of a side property line with 15.09' of combined side yards on a 48.92' wide lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum side yard setback of 7.0' with combined side yards of 16.3' for a 48.92' wide lot in an R-1, Single-Family Residential District** at the above referenced location, subject to the following condition:

- 1) that the site be allowed one curb cut to either Edgewood Street or Nall Street with the size, location and design of the curb cut to be approved by Traffic Engineering and conform to AASHTO standards.**

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 March 15, 2010, the **Side Yard Setback and Combined Side Yard Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

**Frances Stanton Tate**

**September 15, 2009**

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Sincerely,

**BOARD OF ZONING ADJUSTMENT**

Reid Cummings, Chairman

By: \_\_\_\_\_  
Frank Palombo, Planner II

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