

**BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION**

September 15, 2009

Harold Deese  
724 Jemison St.  
Mobile, AL 36606

**Re: #5556  
(Case #ZON2009-01989)**

**Harold Deese**

**300 Laurel Drive**

Southwest corner of Laurel Drive and Cedar Drive.

**Front Yard, Side Street Yard, and Combined Side Yard Variances to allow an addition to a single-family dwelling within 22.0' of the front property line and 5' of a side street property line, with 10' of combined side yards on a 114' wide corner lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 25' minimum front yard setback and a 20' side street yard setback, with combined side yards of 28' for a 114' wide corner lot in an R-1, Single-Family Residential District.**

Dear Mr. Deese,

On September 14, 2009, the Board of Zoning Adjustment approved your request for **Front Yard, Side Street Yard, and Combined Side Yard Variances to allow an addition to a single-family dwelling within 22.0' of the front property line and 5' of a side street property line, with 10' of combined side yards on a 114' wide corner lot in an R-1, Single-Family Residential District; the Zoning Ordinance requires a 25' minimum front yard setback and a 20' side street yard setback, with combined side yards of 28' for a 114' wide corner lot in an R-1, Single-Family Residential District** at the above referenced location, with modifications to a 7' side street yard setback, with combined side yards of 12' subject to the following conditions:

- 1) obtaining of all required building permits; and**
- 2) the site be limited to a curb cut to Laurel Drive with the size, location and design to be approved by Traffic Engineering and conform to AASHTO standards; and full compliance with all municipal codes 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.

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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 **Front Yard, Side Street Yard, and Combined Side Yard Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

Reid Cummings, Chairman

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

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