

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

October 6, 2009

Roger & Janice Setzler
216 Kingswood Ct.
Mobile, AL 36608

Re: #5568
(Case #ZON2009-02249)
Roger M. & Janice Setzler
216 Kingswood Court
South side of Kingswood Court extending to the East side of South University Boulevard

Dear Applicants/ Property Owners:

On October 5, 2009, the Board of Zoning Adjustment approved your request for **Side Yard, Combined Side Yard and Rear Yard Setback Variances to allow the construction of a detached two car garage 1.75' from the side property line and 0.7' from the rear property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum of 8' from side and rear property lines and a combined total of the side yards to be 20' in a R-1, Single-Family Residential District** at the above referenced location, **modifying to a 2.5-foot rear setback** and subject to the following conditions:

- 1) the provision of gutters and downspouts along the rear of addition; and**
- 2) 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.

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 April 6, 2010, the **Side Yard, Combined Side Yard and Rear Yard Setback 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

jsl