

**BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION**

November 3, 2009

Robert & Eleanor Broadnax  
5340 Natchez Highway  
Wilmer, AL 36587

Re: **#5574**  
**(Case #ZON2009-02572)**  
**Robert & Eleanor Broadnax**  
604 Good Pay Street  
(East side of Good Pay Street, 120' North of Pecan Street)

Dear Applicant/Property Owner:

On November 2, 2009, the Board of Zoning Adjustment approved your request for **Use and Side Yard Setback Variances to allow a duplex 2' from a side property line in an R-1, Single-Family Residential District; the Zoning Ordinance requires a minimum R-2, Two-Family Residential District for a duplex, with a minimum setback of 8' from a side property line.** at the above referenced location, subject to the following conditions:

The Use Variance request was approved, subject to the following condition:

- 1) obtaining of any required building permits for residential duplex use.**

The Setback Variance request was approved, subject to the following condition:

- 1) completion of the subdivision process to shift the common property line between this property and the adjacent property to the North to 2' off the porch eave.**

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.

**#5574**

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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 May 3, 2010, the **Use and Side 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

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