



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION

November 8, 2019

David H. Crowder
P.O. Box 645
Mobile, AL 36601

Re: #6290
(Case #BOA-001075-2019)
David H Crowder
600 Church Street
(Northwest corner of Church Street and South Warren Street)

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

On November 4, 2019, the Board of Zoning Adjustment considered your request for a **Site Configuration and Building Placement Variances** to allow a portion of a proposed residence to exceed the maximum allowed setback of 12' and not have a façade that is parallel to the primary front property line in a T-4, Sub-District of the Downtown Development District at the above referenced location.

After discussion, the Board determined the following findings of fact for Approval:

- 1) The variance will not be contrary to the public interest in that the proposed dwelling setbacks and orientation will be in keeping with the neighborhood;
- 2) Special conditions do exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship in that prior to the adoption of the DDD regulations, the applicant would have been allowed to build the dwelling in the proposed configuration without the need for any variance approvals by utilizing the Historic District Overlay, as the site is located within the Church Street East Historic District; and
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance by preserving the integrity and character of the nearby single-family dwellings.

The Approval is subject to the following conditions:

- 1) Either provision a 1952 or earlier deed describing the property in its current configuration, or completion of the Subdivision process;

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- 2) Obtaining a Certificate of Appropriateness;
- 3) Obtaining approval from the CRC for any changes to the exterior of the proposed dwelling;
- 4) Obtaining of all necessary permits; and
- 5) 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.

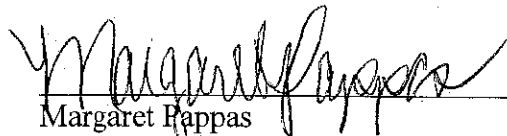
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before May 4, 2020, the **Site Configuration and Building Placement Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Margaret Pappas

Deputy Director of Planning & Zoning

Cc: Polysurveying