



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

November 8, 2019

Les Robinson, LLC
Attn: James Hughes
209 S. Cedar Street
Mobile, AL 36602

Re: **#6292**
(Case #BOA-001081-2019)
Les Robinson, LLC
412 South Broad Street
(Northwest corner of South Broad Street and Elmira Street)

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

On November 4, 2019, the Board of Zoning Adjustment considered your request for a **Front Yard Setback Variance to allow a building to encroach within the Front Yard Setbacks, in a B-2, Neighborhood Business District** at the above referenced location.

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

- 1) Granting the variance will not be contrary to the public interest in that, similar variances have been approved on nearby properties;**
- 2) Special conditions were illustrated such that the literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and**
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance because the request is in line with similar requests that have been approved within the neighborhood.**

The Approval is subject to the following conditions:

- 1) Compliance with all other 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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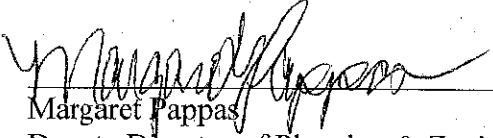
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before May 4, 2020, the **Front Yard Setback Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Margaret Pappas

Deputy Director of Planning & Zoning

Cc: McCrory Williams