

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

September 8, 2008

Warren Carmichael
256 South Cedar Street
Mobile, AL 36602

Re: **#5493**
 (Case #ZON2008-02081)
 Warren Carmichael
 256 South Cedar Street
 West side of South Cedar Street, 90'± South of Eslava Street.

Dear Mr. Carmichael:

On September 8, 2008, the Board denied your request for a **Rear Yard Setback Variance to allow the construction of a greenhouse addition to a single-family dwelling within 3.5' of a rear property line in an R-1, Single-Family Residential District with R-B, Residential-Business District setbacks applicable; the Zoning Ordinance requires a 5' rear yard setback for all structures in an R-1, Single-Family Residential District with R-B, Residential Business District setbacks applicable** at the above referenced location.

The decision was based on the fact that insufficient evidence was presented that the Zoning Ordinance caused an unnecessary hardship to the property; and as such, the Board is without authority to grant a variance.

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.

For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT
William Guess, Chairman

By: _____
Bert Hoffman, Planner II

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