

APPLICATION NUMBER

5560

A REQUEST FOR

**FENCE VARIANCE TO ALLOW THE CONSTRUCTION
OF A BARBED WIRE FENCE IN AN R-1, SINGLE-FAMILY
RESIDENTIAL DISTRICT**

LOCATED AT

4101 WIMBLEDON DRIVE WEST

(North and South sides of Wimbledon Drive West, 200'+ West of Turnin Lane,
extending to the East and South sides of Country Club Road, and the North side of
Airport Boulevard, ¼ mile+ West of South McGregor Avenue)

APPLICANT / OWNER

COUNTRY CLUB OF MOBILE

BOARD OF ZONING ADJUSTMENT

SEPTEMBER 2009

The applicant is requesting a Fence Variance to allow the construction of a barbed wire fence in an R-1, Single-Family Residential District.

The applicant states that the reason for needing barbed wire is for security purposes.

The Zoning Ordinance states that no variance shall be granted where economics are the basis for the application. Furthermore, the applicant must present sufficient evidence to find that the variance will not be contrary to the public interest, and that special conditions exist such that a literal enforcement of the Ordinance will result in an unnecessary hardship. The Ordinance also states that a variance should not be approved unless the spirit and intent of the Ordinance is observed and substantial justice done to the applicant and the surrounding neighborhood.

Variances are not intended to be granted frequently. The applicant must clearly show the Board that the request is due to very unusual characteristics of the property and that it satisfies the variance standards. What constitutes unnecessary hardship and substantial justice is a matter to be determined from the facts and circumstances of each application.

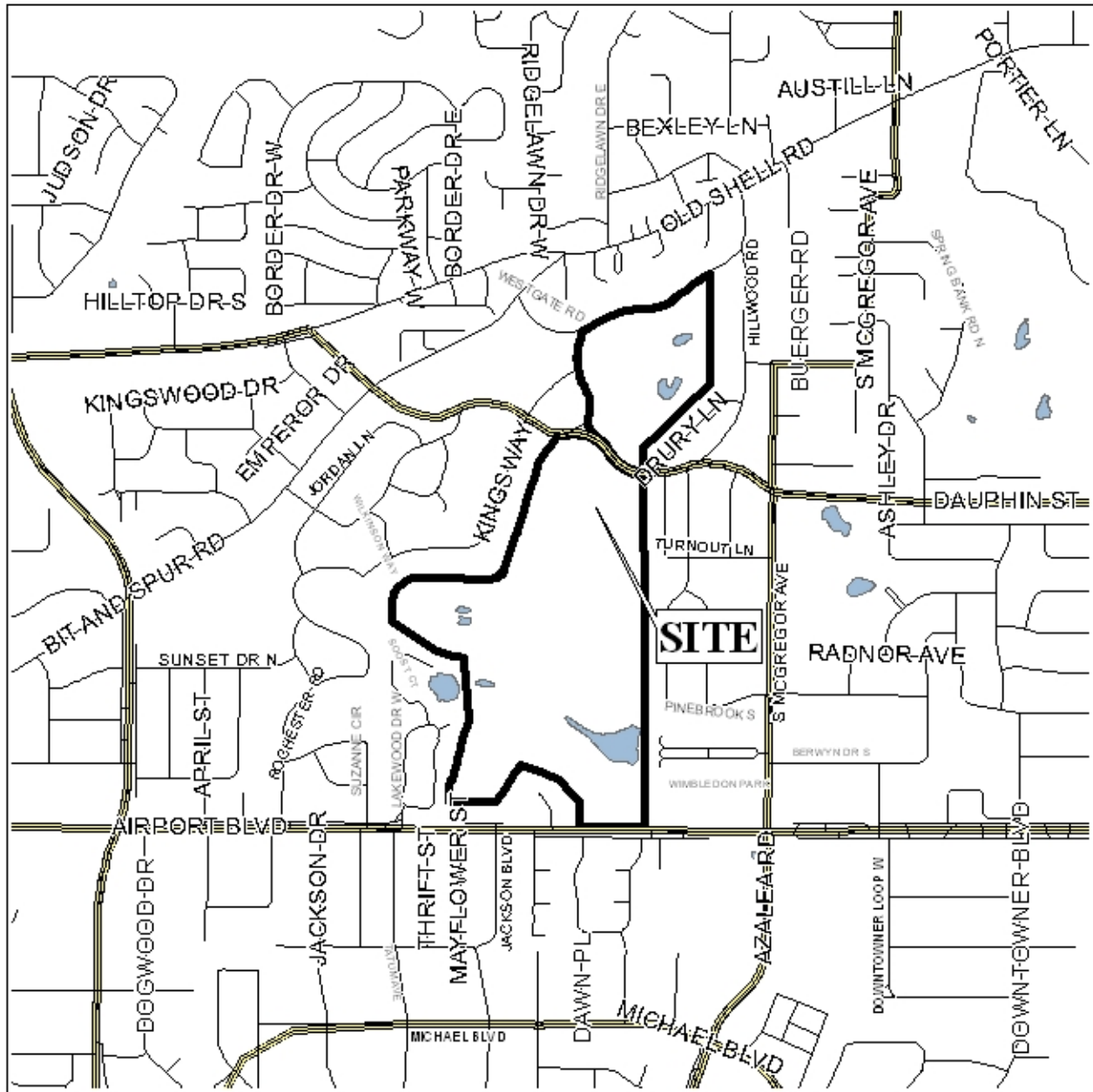
With regard to the applicant's request, this is a non-residential use, and the fence is around a maintenance yard not accessible by the general public. However, the project area abuts residential property to the West. Upon approval of this application, it is recommended that there be no barbed wire on the Western property line of the site where adjacent to residential property.

RECOMMENDATION 5560**Date: September 14, 2009**

Based on the preceding, this application is recommended for approval, subject to the following condition:

- 1) There shall be no barbed wire where the site abuts residential property.

LOCATOR MAP



APPLICATION NUMBER 5560 DATE September 14, 2009

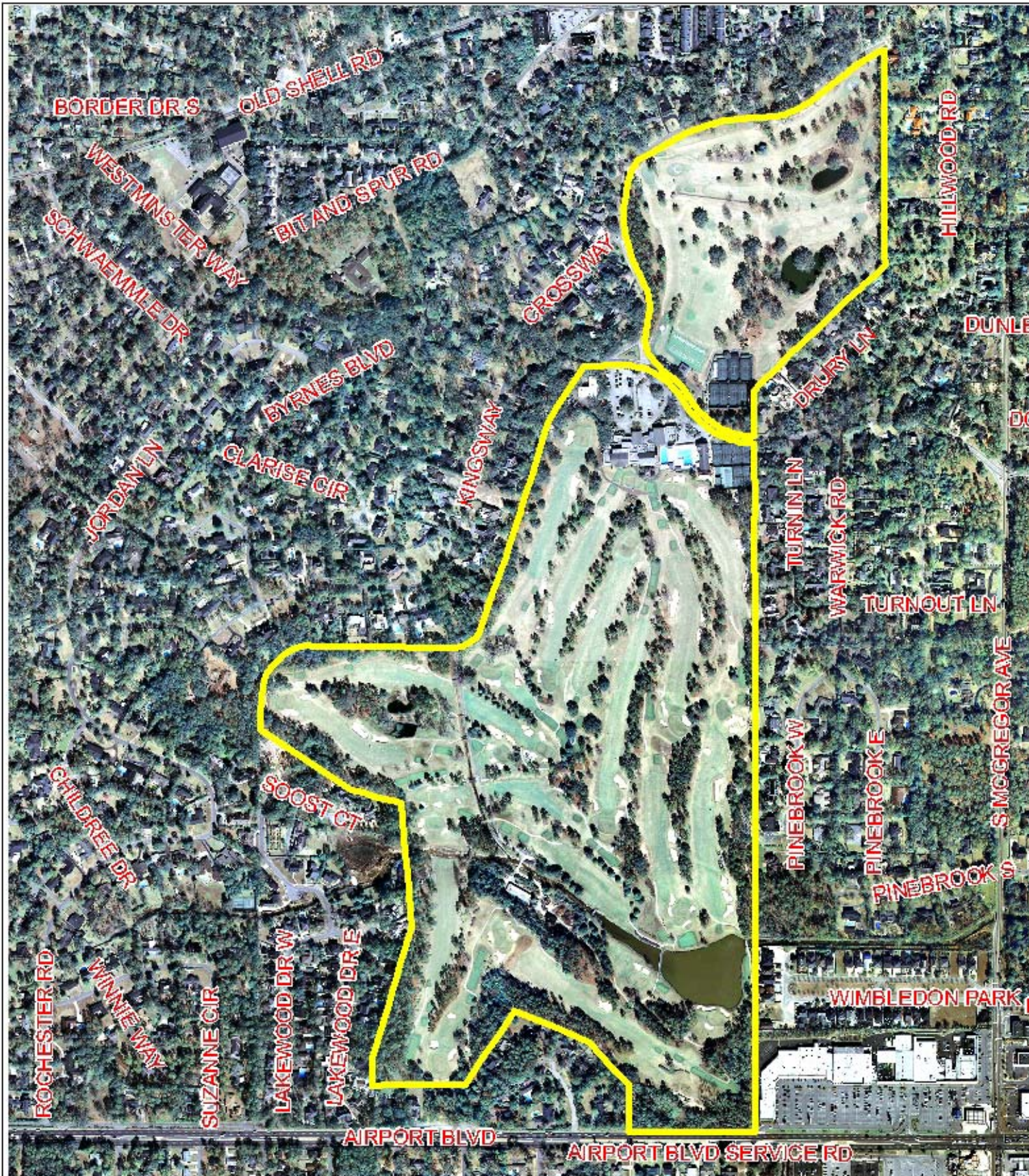
APPLICANT Country Club of Mobile

REQUEST Fence Variance

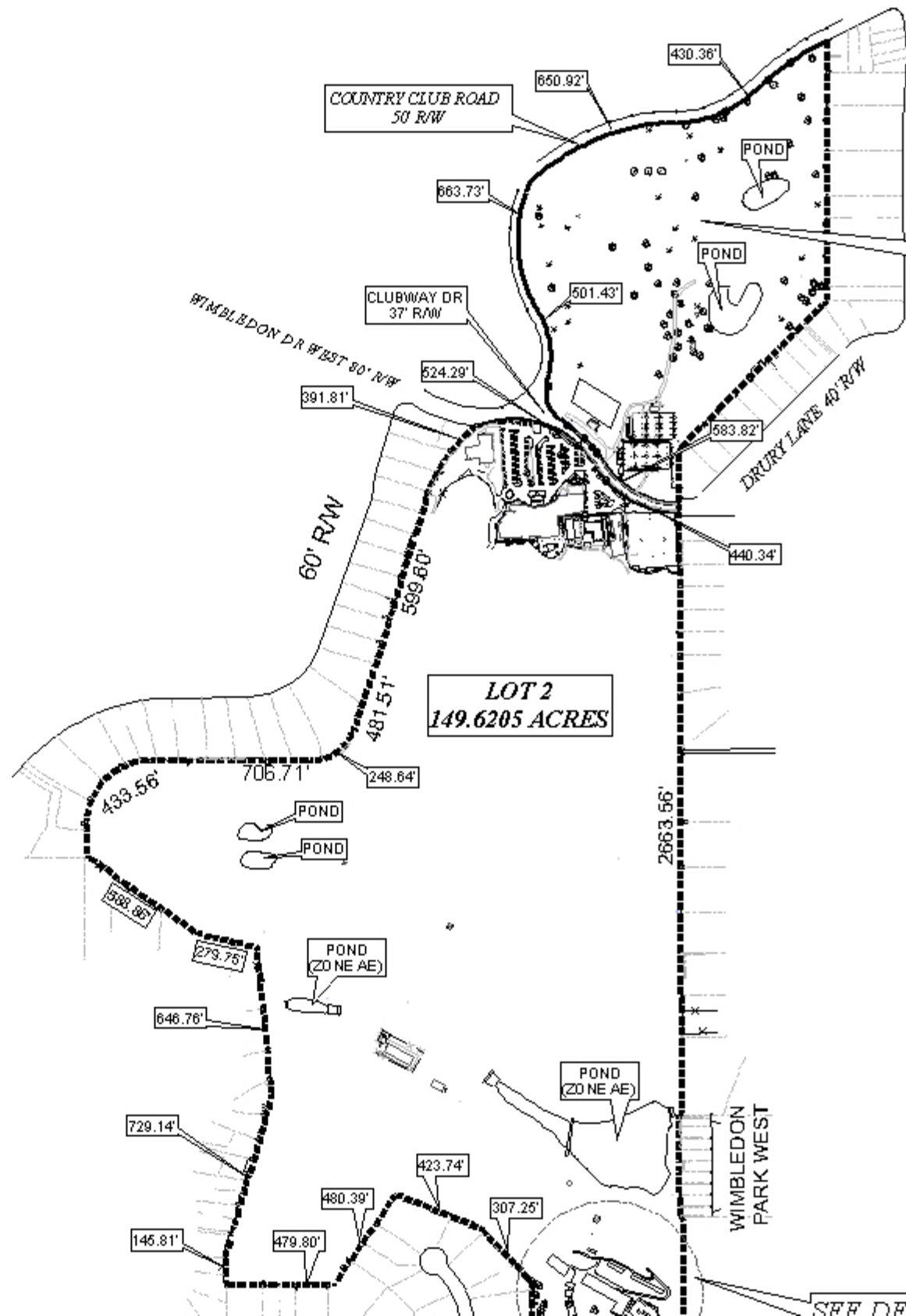


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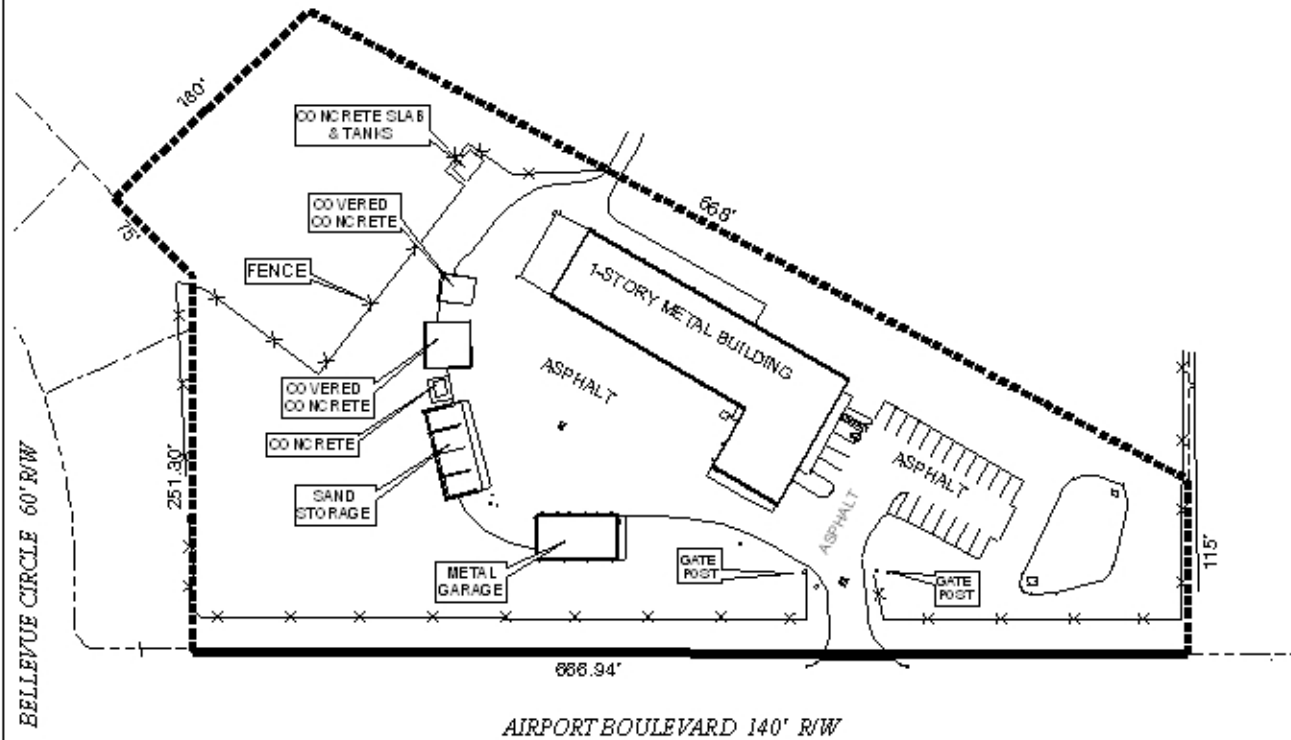
BOARD OF ADJUSTMENT VICINITY MAP - EXISTING ZONING



SITE PLAN



DETAIL SITE PLAN



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