



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

November 6, 2018

Universal Property Investments  
2814 Government Boulevard  
Mobile, AL 36606

**Re: #6212/4425/106**

**(Case #BOA-000683-2018)**

**Universal Property Investments**

**2814 Government Boulevard**

(West side of Government Boulevard, 330'± North of Magnolia Road, extending to the East side of Magnolia Road, 240'± North of Government Boulevard).

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

On November 5, 2018, the Board of Zoning Adjustment considered your request for a **Rear Setback Variance to allow a storage shed within the 25' minimum rear street frontage setback in a B-3, Community Business 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;**
- 2) **Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and**
- 3) **The spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance.**

**The Approval is subject to the following conditions:**

- 1) **Full compliance with all other municipal codes and ordinances, including the obtaining of permits, if necessary, for building and fire code compliance for the shed.**

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

**Universal Property Investments**

**November 6, 2018**

**Page 2 of 2**

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 5, 2019, the **Rear 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: \_\_\_\_\_

Bert Hoffman  
Principal Planner

Handwritten signature of Bert Hoffman in black ink, written over a horizontal line.

Cc: Assarisi & Associates, LLC