



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

February 5, 2025

Bryan Maisel
Bryan Maisel Builders, LLC
5570 Nevius Road
Mobile, Alabama 36619

Re: 6642
BOA-003161-2024
560 Shady Oak Drive
Bryan Maisel Builders, LLC
District 7

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

On February 3, 2025, the Board of Zoning Adjustment considered your request for Rear Yard Setback Variance to allow an eight-foot (8') tall privacy fence within a recorded 25-foot rear yard setback in an R-1, Single Family Residential Suburban District; the Unified Development Code (UDC) does not allow privacy fences exceeding three-feet (3') tall within a recorded rear yard setback in an R-1, Single Family Residential Suburban District.

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

- A) The variance **will not** be contrary to the public interest;
- B) Special conditions **exist** such that a literal enforcement of the provisions of the chapter **will not** result in unnecessary hardship; and
- C) The spirit of the chapter **shall be** observed, and substantial justice **done** to the applicant and the surrounding neighborhood by granting the variance.

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 August 3, 2025, the variance will expire and become null and void.

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.

P.O. BOX 1827 ■ MOBILE, ALABAMA 36633-1827

BOA-003161-2024 560 Shady Oak Drive
February 5, 2025

For further assistance, please call 251-208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: Stephen Guthrie
Stephen Guthrie
Deputy Director of Planning and Zoning