



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

February 8, 2019

Peyton Harvill
PH Building and Design
Mobile, AL 36608

Re: #6232
(Case #BOA-000795-2018)
PH Building and Design
152 & 156 South McGregor Avenue
(East side of South McGregor Avenue, 125'± South of Dunleith Court [private street]).

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

On February 4, 2019, the Board of Zoning Adjustment considered your request for a **Front Yard Setback Variance to allow a 6'-tall masonry wall to encroach 15' within the Front Yard Setback in an R-1, Single-Family Residential 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 and hardships exist such that a 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 be done to the applicant and surrounding neighborhood by granting the variance.**

The approval is granted to subject to the following condition:

- 1) Coordination with and approval by the Traffic Engineering Department to ensure proper line of sight is provided.**

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.

PH Building and Design

February 8, 2019

Page 2 of 2

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 4, 2019, 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:



Bert Hoffman
Principal Planner