



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

June 5, 2024

Patrick Seay
Persons Services Corporation
4474 Halls Mill Road
Mobile, Alabama 36693

Re: 6590
BOA-002939-2024
957 Minor Street
Persons Services Corporation
District 1
Side Yard Setback Variance to allow reduced side yard setbacks for a dwelling in an R-1, Single-Family Urban District; the Unified Development Code (UDC) requires a dwelling to have a minimum of five-foot (5') side yard setbacks in a R-1, Single-Family Urban District.

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

On June 3, 2024, the Board of Zoning Adjustment considered your request for a Side Yard Setback Variance to allow reduced side yard setbacks for a dwelling in an R-1, Single-Family Urban District; the Unified Development Code (UDC) requires a dwelling to have a minimum of five-foot (5') side yard setbacks in a R-1, Single-Family Urban District.

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.

BOA-002939-2024 957 Minor Street
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The approval is subject to the following conditions:

- 1) Obtaining all necessary building permits; and
- 2) Full compliance with all municipal codes and ordinances.

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.

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 December 3, 2024, the variance will expire and become null and void.

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

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: _____



Margaret Pappas
Deputy Director of Planning and Zoning