



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

March 15, 2019

Frederick & Claire Stimpson
4358 Stein Avenue
Mobile, AL 36608

Re: #6241
(Case #BOA-000843-2019)
Frederick and Claire Stimpson
4358 Stein Avenue
(North side of Stein Avenue, 435'± East of North McGregor Avenue).

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

On March 11, 2019, the Board of Zoning Adjustment considered your request for a **Side Yard Setback, Combined Side Yards and Site Coverage Variances to allow a dwelling addition within the required side yard setback with reduced combined side yard setbacks and increased site coverage 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) **Granting the variance will not be contrary to the public interest in that although it will be contrary to the Zoning Ordinance requirement regarding the maximum side yard building setbacks and site coverage in an R-1, Single-Family Residential district, it will be in character with the neighborhood;**
- 2) **Special conditions and hardships do not exist in such a way that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship, as the site was developed without the requirement for a variance; and**
- 3) **The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance because it will not change the character of the neighborhood.**

The approval is subject to the following conditions:

- 1) **provision of gutters and downspouts for any portion of the addition 5' or fewer from the property line.**

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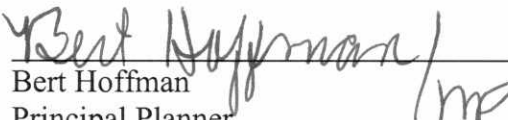
Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed 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 September 11, 2019, the **Side Yard Setback, Combined Side Yards and Site Coverage Variances** 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

Cc: Lucy Barr Designs