



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

November 6, 2024

Ashley Ward
DSW Homes, LLC
5238 Highway 90
Suite H
Mobile, Alabama 36619

Re: 6629
BOA-003104-2024
2732 Josephine Street
DSW Homes, LLC (Ashley Ward)
District 1
Side Yard Setback Variance to allow a new dwelling within the required side yard setback in an R-1, Single Family Residential Urban District; the Unified Development Code (UDC) requires full compliance with the side yard setback requirements in an R-1, Single Family Residential Urban District.

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

On November 4, 2024, the Board of Zoning Adjustment considered your request for a Side Yard Setback Variance to allow a new dwelling within the required side yard setback in an R-1, Single Family Residential Urban District; the Unified Development Code (UDC) requires full compliance with the side yard setback requirements in an R-1, Single Family Residential Urban 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** 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.

The approval is subject to the following conditions:

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

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

BOA-003104-2024 2732 Josephine Street
November 6, 2024

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 4, 2025, the variance will expire and become null and void.

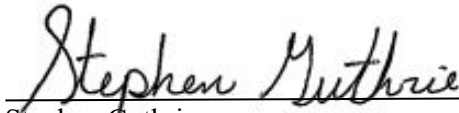
Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed in Circuit Court must be filed with this Board within the fifteen-day appeal period.

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

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: 
Stephen Guthrie
Deputy Director of Planning and Zoning