



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

December 13, 2019

Carol Ann Williams
2153 Grove Court
Mobile, AL 36605

Re: #6296/1704
(Case #BOA-001129-2019)
Carol Ann Williams
2153 Grove Court
(South terminus of Grove Court).

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

On December 2, 2019, the Board of Zoning Adjustment considered your request for a **Front Yard Setback Variance to allow a building to encroach 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 facts for Approval:

- 1) Granting the variance will not be contrary to the public interest in that, similar variances have been approved on nearby properties; and**
- 2) Special conditions were illustrated such that the literal enforcement of the provisions of the chapter will result in an unnecessary hardship.**
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance because the request is in line with similar requests that have been approved within the neighborhood.**

The approval is subject to the following conditions:

- 1) provision of gutters and downspouts; 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.

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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 June 2, 2020, 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:



Margaret Pappas
Deputy Director of Planning & Zoning