



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

December 6, 2024

Christopher Davies
207 Rapier Avenue
Mobile AL 36604

Re: 6632/4369
BOA-003131-2024
207 Rapier Avenue
Christopher Davies
District 2

Rear Yard Setback Variance to allow the placement of an accessory structure within the required rear yard setback in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) requires structures to be a minimum of 5-feet from the rear yard property line in an R-1, Single Family Residential Urban District.6631/5698/563.

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

On December 2, 2024, the Board of Zoning Adjustment considered your request for a Rear Yard Setback Variance to allow the placement of an accessory structure within the required rear yard setback in an R-1, Single-Family Residential Urban District; the Unified Development Code (UDC) requires structures to be a minimum of 5-feet from the rear yard property line in an R-1, Single Family Residential Urban District.6631/5698/563.

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 not** 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) Obtain all required permits for the structure; and
- 2) Full compliance with all other municipal codes and ordinances.

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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, 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
Stephen Guthrie
Deputy Director of Planning and Zoning