



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

May 8, 2024

Charlie Sands
Shepherd Response
1332 Baez Street
Raleigh, North Carolina 27608

Re: 6587
BOA-002900-2024
1408 Persimmon Street
Jermaine West / Shepherd Response, Agent
District 2
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 Suburban District.

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

On May 6, 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 Suburban 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; and
- 2) Full compliance with all municipal codes and ordinances.

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

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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.

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