



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

January 7, 2025

Nick Amberger  
City of Mobile  
205 Government Street  
South Tower, 3<sup>rd</sup> Floor

Re: 6644/4647  
BOA-003167-2024  
1 Spring Hill Court  
City of Mobile  
District 7

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

On January 6, 2025, the Board of Zoning Adjustment considered your request for a Side Street Side Yard Setback Variance to amend a previously approved side yard setback variance to allow a new retaining wall/privacy fence and a new carport within a recorded 50-foot side street side yard setback in an R-1, Single Family Residential Suburban District; the Unified Development Code (UDC) does not allow structures exceeding three-feet (3') tall within a recorded side street side yard setback in an R-1, Single Family Residential 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.

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 July 6, 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

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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