



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

September 10, 2024

Tim Lawley, PE
Sawgrass Consulting, LLC
30673 Sgt. E.I. Boots Thomas Drive
Spanish Fort, Alabama 36527

Re: **6613**
BOA-003030-2024
2301 McFarland Road
Sawgrass Consulting, LLC
District 6

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

On September 9, 2024, the Board of Zoning Adjustment considered your request for Sub-Standard Lot Size, Site Coverage, Front Yard Setback, Rear Yard Setback, and Side Yard Setback Variances to allow sub-standard lots, with increased site coverage, and reduced front, rear, and side yard setbacks in an R-3, Multi-Family Residential Suburban District (rezoning pending); the Unified Development Code (UDC) requires new lots to be a minimum of 60-feet wide and 10,000 square feet in an R-3, Multi-Family Residential Suburban District (rezoning pending), with no more than 45% site coverage, with 25-foot front setbacks, and 5-foot side and rear yard setbacks.

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.

BOA-003030-2024 2301 McFarland Road

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The approval is subject to the following conditions:

- 1) Full compliance with all other municipal codes and ordinances.

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 March 9, 2025, the variance will expire and become null and void.

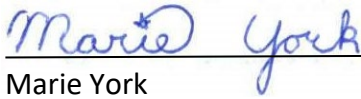
Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed 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:  _____
Marie York
Principal Planner