



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

May 13, 2019

Robert and Elizabeth Fleming
4955 Carmel Drive North
Mobile, AL 36608

Re: #6256

(Case #BOA-000892-2019)

Robert L. Fleming, III

4955 Carmel Drive

(South side of Carmel Drive North, 85' East of Springpark Drive East)

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

On May 6, 2019, the Board of Zoning Adjustment considered your request for a **Setback Variance to allow the construction of a carport with reduced side yard setbacks 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 of the request:

- 1) The variance will not be contrary to the public interest;**
- 2) Special conditions exist such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and**
- 3) 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) Removal of the storage shed located between the house and the West property line prior to completion of the site improvements; and**
- 2) Provision of downspouts and gutters, if necessary, for any portion of the roof that drains towards adjacent property lines.**

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

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the appeal filed in Circuit Court must be filed with this Board within the fifteen-day appeal period.

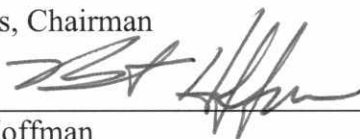
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before November 6, 2019, the **Setback Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Bert Hoffman
Principal Planner

Cc: Ms. Porter Sue Simpson
Lucy Barr Designs