



THE CITY OF MOBILE, ALABAMA  
BOARD OF ZONING ADJUSTMENT

December 10, 2018

Steven R. Sheridan  
504 Holcombe Avenue  
Mobile, AL 36606

**Re: #6229**  
**(Case #BOA-000750-2018)**  
**Steve Sheridan**  
**3961 Spring Hill Avenue**  
(South side of Spring Hill Avenue, 285'± West of North McGregor Avenue).

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

On December 3, 2018, the Board of Zoning Adjustment considered your request for a **Tree Plantings and Landscaping, Residential Buffering and Access and Maneuvering Variances to allow reduced front yard landscape area with no tree plantings for an office building, with no residential buffering and a 14'-wide two-way access drive in a B-1, Buffer-Business District** at the above referenced location.

**After discussion, the Board determined the following findings of facts for Approval of the requested variances:**

- 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.**

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.

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

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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 3, 2019, the **Tree Plantings and Landscaping, Residential Buffering and Access and Maneuvering Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By:

  
\_\_\_\_\_  
Margaret Pappas  
Director of Planning and Zoning

Cc: Clark, Greer, Latham & Associates