



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

February 9, 2018

Rouse Properties, Inc.  
6225 N. State Highway 161  
Irvington, TX75038

**Re: #6152**  
**(Case #BOA-000363-2017)**  
**Rouse Properties, Inc.**  
**3255 Airport Boulevard**  
**(Southeast corner of Airport Boulevard and East I-65 Service Road South.)**

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

On February 5, 2018, the Board of Zoning Adjustment considered your request for a **Tree Planting Variance to allow the planting of frontage trees elsewhere on the property in a B-3, Community Business District** at the above referenced location.

**After discussion, the Board determined the following findings of fact for Approval:**

- 1) Granting the variance will not be contrary to the public interest in that there is no longer sufficient room along the south property line to plant the trees and have any expectation of them surviving;**
- 2) Special conditions do exist and there are hardships which exist including the lack of planting area, that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and**
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood and the applicant by granting the variance, as the required trees are provided elsewhere on the site.**

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.

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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 August 5, 2018, the **Tree Planting 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: Thompson Engineering

/lr