



CITY OF MOBILE

BOARD OF ZONING ADJUSTMENT LETTER OF DECISION

July 5, 2013

SAMUEL L. JONES
MAYOR

Gary D.E. Cowles
457 St. Michael Street
Mobile, AL 36602

Re: #5836
(Case #ZON2013-01249)
Gary D.E. Cowles
1601 Dublin Street East
(Northeast corner of Dublin Street and Dublin Street East)

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

On July 1, 2013, the Board of Zoning Adjustment approved your request for **Front Yard Setback Variance to allow reduced setbacks of 20' along the South property line, and 5' along the North property line** at the above referenced location, subject to the following conditions:

- 1) **Modification of the reduced setback request to accommodate the dumpster enclosure, allowing 9-feet from Dublin Street East, adjusted for required dedication, and 3.5-feet from Dublin Street, adjusted for required dedication, only in the dumpster enclosure area, and depiction of the modified setback on the Subdivision plat;**
- 2) **Completion of the Subdivision process prior to any request for a Certificate of Occupancy for the proposed building;**
- 3) **Revision of the site / landscape plan to depict a compliant van accessible parking space and an adjacent accessible aisle of appropriate width;**
- 4) **Revision of the site / landscape plan to depict all required trees within the lot boundaries;**
- 5) **Revision of the site / landscape plan to show the requested 15-foot setback from Dublin Street East, after right-of-way dedication, and the 5-foot setback from Dublin Street, after right-of-way dedication;**
- 6) **Submission of two copies of the revised site / landscape plan prior to any revised submissions for the associated building permits; and**
- 7) **Full compliance with all other municipal codes and ordinances.**

OFFICE OF THE CITY COUNCIL
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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.

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 January 1, 2014, the **Front Yard 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, Planner II

cc: Valeria Baker

/ty