

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

June 8, 2010

Joseph Payne
5228A Halls Mill Rd.
Mobile, AL 36619

Re: **#5612/3972**
(Case #ZON2010-00953)

Joseph Payne

2655 Airport Boulevard

(Southeast corner of Grant Street and Airport Boulevard).

Use and Parking Ratio Variances to allow a 2,864 square-foot professional office building in an R-1, Single-Family Residential District with 8 parking spaces; the Zoning Ordinance requires a minimum B-1, Buffer Business District for professional offices, and 10 parking spaces for a 2,864 square-foot office building.

Dear Applicant/Property Owner:

On June 7, 2010, the Board of Zoning Adjustment approved modified use and setback requests **to allow a 1,754 square-foot professional office building in an R-1, Single-Family Residential District with 10 foot setbacks**, subject to the following conditions:

- 1) Limited to a one-story, 1,754 square foot building with brick façade, as submitted in the revised information;**
- 2) Provision of a 6-foot high wooden privacy fence at the 10-foot setback line along the unopened portion of Grant Street, except within the parking area;**
- 3) Provision of an evergreen hedge and/or tree row within the 10-foot setback along the unopened portion of Grant Street, except within the parking area, to be coordinated with Urban Forestry;**
- 4) Full compliance with the Tree and Landscape requirements of the Zoning Ordinance, to be coordinated with Urban Forestry.**

The Parking Ratio variance was determined to no longer be necessary based upon the revised plans submitted, which reflect a smaller building.

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Also, the applicant was advised that a Sidewalk Waiver application to the Planning Commission will be required, if the applicant does not wish to build sidewalks along the adjacent streets.

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 December 22, 2010, the **Use and Setback Ratio Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

Reid Cummings, Chairman

By: _____
Bert Hoffman, Planner II

cc: Patrick Land Surveying

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