

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

November 4, 2008

Mike Schambeau
3806 Moffett Road
Mobile, AL 36618

Re: # 5501
(Case #ZON2008-02481)
Mike Schambeau
3806 Moffett Road
North side of Moffett Road, 240'± West of Stimpson Lane.

Dear Mr. Schambeau:

On November 3, 2008, the Board approved your request for a **Use Variance to allow an automotive repair shop in a B-2, Neighborhood Business district**, as well as your request for a **Landscaping/Tree Planting Variance** at the above referenced location, subject to the following conditions:

1. provision of designated parking and maneuvering area, as required by Section 64-6 of the Zoning Ordinance;
2. provision of a curb cut onto Moffett Road so as to provide direct vehicular public street access, with the size, location, and design to be approved by traffic engineering and ALDOT, with appropriate permits;
3. removal of the shared access with 3808 Moffett Road;
4. planting of two (2) frontage trees along Moffett Road, type to be determined by the City of Mobile's Urban Development Department;
5. submission of a revised site plan, illustrating compliance with this approval and all conditions, to the Planning Section of the Urban Development Department of the City of Mobile prior to the issuance of any permits or land disturbance activities; and,
6. full compliance with all municipal codes and ordinances.

However, the Board denied your request for variances in the areas of access/maneuvering and parking.

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 May 4, 2009, the Use and Landscaping/Tree Planting Variances will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

Reid Cummings, Chairman

By: _____
Frank Palombo, Planner II

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