



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

August 8, 2014

Rangeline Business Park, LLC
6215 Rangeline Road, Suite 201
Theodore, AL 36582

Re: #5905
(Case#ZON2014-01402)
Rangeline Business Park, LLC

North side of Abigail Drive, 875'± East of Rangeline Service Road.

Access, Maneuvering, and Buffer Variances to allow a 16' wide entrance drive and 12' wide gate clearance, a 22' wide maneuvering area and 6' high wooden privacy fence around a lay down yard in an I-1, Light Industry District; the Zoning Ordinance requires a minimum 24' wide entrance drive and gate clearance, and a 24' wide maneuvering area and 8' high wooden privacy fence around a lay down yard in an I-1, Light Industry District.
Council District 4

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

On August 4, 2014, the Board of Zoning Adjustment considered your request for **Access, Maneuvering, and Buffer Variances to allow a 16' wide entrance drive and 12' wide gate clearance, a 22' wide maneuvering area and 6' high wooden privacy fence around a lay down yard** at the above referenced location.

After discussion, the Board approved a modified request, finding that:

- 1) would be consistent with two previous approvals on adjacent lots;
- 2) special conditions, such as the fact that the overall business park properties are to be built according to previously developed standards to provide a consistent street appearance and site development, do exist such 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 applicant and surrounding neighborhood by granting the variance because the

applicant proposes to submit an application for a Planned Unit Development to address the remaining properties within the development

The approval is subject to the following conditions:

- 1) driveway width to be a minimum of 20 feet;
- 2) gate width to be a minimum of 16 feet;
- 3) the 6 foot wooden privacy fence to be provided, as proposed; and
- 4) full compliance with all other municipal codes and ordinances.

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.

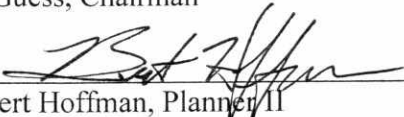
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before February 4, 2015, the **Front Yard Setback Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: _____


Bert Hoffman, Planner II

cc: Frank A. Dagley

/jpw