



CITY OF MOBILE

BOARD OF ZONING ADJUSTMENT LETTER OF DECISION

July 5, 2013

SAMUEL L. JONES
MAYOR

David Calametti
305 N. Conception St. #6
Mobile, AL 36603

Re: #5840/5113/4902
(Case #ZON2013-01253)
David Calametti
1708, 1710 & 1714 Dauphin Street
(Northeast corner of Dauphin Street and Semmes Avenue)

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

On July 1, 2013, the Board of Zoning Adjustment approved your request for **Use, Parking Ratio, and Access and Maneuvering Variances** to amend a previously approved variance to allow a 2,500 square foot restaurant within a 6,000 square foot, three-tenant building, shared access and parking with a 1,800 square foot commercial building, with 22 parking spaces, substandard parking stalls and aisle widths in an R-1, Single-Family Residential District at the above referenced location, subject to the following conditions:

- 1) the restaurant operation is limited to evening hours only Monday through Friday, and lunch and dinner on weekends;
- 2) the traffic flow through the combined sites be restricted to one-way only with the routing to be coordinated with Traffic Engineering and the appropriate signage installed;
- 3) revision of the site plan to indicate compliance with Section 64-4.D.9. of the Zoning Ordinance;
- 4) parking lot lighting to be in compliance with Chapter 64-6.A.3.c. of the Zoning Ordinance so as not to allow the light source to shine directly into adjacent residential properties or traffic;
- 5) the planter boxes within the Dauphin Street right-of-way to remain in place;
- 6) subject to the Engineering comments: (1. A Non-Utility ROW Use Agreement will be needed for any structures (awning, pillars, planters, etc) placed within the Semmes Ave or Dauphin St ROW. Existing Agreement(s) may need to be reviewed with any proposed development/repairs. 2. If the existing, southern driveway on Semmes Avenue is not going to be used it should be removed and replaced with approved curb and gutter. A ROW Permit would be required for the work.);

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- 7) **submission of a revised site plan indicated compliance with the above conditions; and**
- 8) **full compliance with all other municipal codes and ordinances, other than landscaping and tree planting.**

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 **Use, Parking Ratio, and Access and Maneuvering Variances** 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: Don Williams
Warren Reilly
Azalea City Credit Union

/ty