



THE CITY OF MOBILE, ALABAMA
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

March 8, 2018

Allen Steadham
801 Springhill Avenue
Mobile, AL 36602

Re: #6160
(Case #BOA-000395-2018)
Allen Steadham
801 Spring Hill Avenue
(West side of North Bayou Street, extending from Spring Hill Avenue to St. Francis Street.)

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

On March 5, 2018, the Board of Zoning Adjustment considered your request for a **Parking Lot Buffer Variance to not require a 3' high wall or fence with vegetative buffer along the parking lot street front property lines on a commercial site within the Downtown Development District** at the above referenced location.

After discussion, the Board determined the following findings of facts for Denial:

- 1) Granting the variance will be contrary to the public interest in that it will be contrary to Section 64.3.I.11.(b). of the Zoning Ordinance regarding parking lot screening in the Downtown Development District;
- 2) Special conditions may exist such as financial concerns, but not in such a way that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship, as the site can be developed without the requirement for variances; and
- 3) The spirit of the chapter shall not be observed and substantial justice shall not be done to the surrounding neighborhood by granting the variance because the site can be developed in such a way that a variance would not be required.

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

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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.

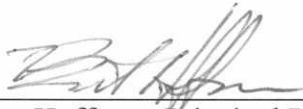
For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: _____


Bert Hoffman, Principal Planner