

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

May 3, 2011

David L. Pitts
8305 Twin Lakes Dr.
Mobile, AL 36695

Re: **#5668**
(Case #ZON2011-00457)

David L. Pitts

4512 Higgins Road

(North side of Higgins Road, 215'± West of Shipyard Road).

Use, Surfacing, and Multiple Buildings Variances to allow 20-unit mobile home park with a 2-unit apartment building (total of 22 dwelling units) with accessways and parking surfaced with aggregate materials, and multiple buildings on a building site in an R-1, Single-Family Residential District; the Zoning Ordinance requires accessways and parking to be surfaced with concrete or asphalt, for there to be only one building to a building site, and a minimum of R-3, Multiple-Family Residential District zoning with Planning Approval for a mobile home park.

Dear Applicant/Property Owner:

On May 2, 2011, the Board of Zoning Adjustment approved a variance **to allow 20-unit mobile home park with a 2-unit apartment building (total of 22 dwelling units) with accessways and parking surfaced with aggregate materials, and multiple buildings on a building site in an R-1, Single-Family Residential District**, subject to the following conditions:

- 1) Limited to the site plan submitted, with revisions to turn-arounds as approved by MFD;**
- 2) Internal circulation drives to be paved with asphalt, designed and constructed to comply with MFD requirements;**
- 3) Provision of buffering along the East property line; and**
- 4) Full compliance with all municipal codes and ordinances**

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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 November 2, 2011, the **Use, Surfacing, and Multiple Buildings 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: Polysurveying

sg