



SAMUEL L. JONES
MAYOR

CITY OF MOBILE

BOARD OF ZONING ADJUSTMENT LETTER OF DECISION

August 9, 2012

OFFICE OF THE CITY COUNCIL
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CITY CLERK
LISA C. LAMBERT

Gulf Coast Hub Caps & Wheels, Inc.
3257 Springhill Avenue
Mobile, AL 36607

Re: #5760/5674
(Case #ZON2012-01375)
Gulf Coast Hub Caps & Wheels, Inc.
3257 Spring Hill Avenue

(Southwest corner of Spring Hill Avenue and Durant Street)

Side Street Setback and Site Coverage Variances to allow a building expansion within 4.5' of a side street property line and 54% site coverage in a B-3, Community Business District; the Zoning Ordinance requires a 20' side street building setback and allows 50% maximum site coverage in a B-3, Community Business District.

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

On August 6, 2012, the Board of Zoning Adjustment approved your request for **Side Street Setback and Site Coverage Variances to allow a building expansion within 4.5' of a side street property line and 54% site coverage in a B-3, Community Business District; the Zoning Ordinance requires a 20' side street building setback and allows 50% maximum site coverage in a B-3, Community Business District**, at the above referenced location, subject to the following conditions:

- 1) revision of the site plan to depict a sidewalk along Durant Street;
- 2) submission of a revised site plan to the Planning Section for the variance files reflecting the sidewalk provision;
- 3) approval limited to the revised site plan;
- 4) submission of a variance application for tree and landscape deficiencies prior to any issuance of a land disturbance permit; and,
- 5) full compliance with all other municipal codes and ordinances, including Building Code, Fire Code, Electrical Code, Mechanical Code, Plumbing Code and the sign regulations of the Zoning Ordinance (for the unpermitted signs at the business), with submittal for permits for all code compliance to take place prior to the expiration of the variance approval.

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.

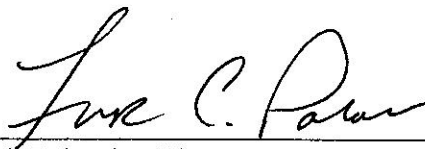
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before February 4, 2013, the **Side Street Setback and Site Coverage Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:



Frank Palombo, Planner II

cc: Byrd Surveying Inc.

jsl