



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

June 4, 2015

John McCampbell
1350 West Gulf Field Drive
Mobile, AL 36605

Re: #5967/4155/1652
(Case #ZON2015-00904)
John D. McCampbell
1564 Duval Street
(North side of Duval Street, 255'± East of Antwerp Street).

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

On June 1, 2015, the Board of Zoning Adjustment considered your request for **Use Variance to allow a barber shop, barber school, no perimeter tree plantings and 18' drive aisles in an R-1, Single-Family Residential District** at the above referenced location.

After discussion, the Board determined the following findings of fact for Approval:

- 1) **Approving the variance will not be contrary to the public interest due to the fact that the barber shop has operated at the location since 1987, and the addition of a barber school will not drastically change the character of the business;**
- 2) **Special conditions do exist with this site such that a literal enforcement of the provisions of the chapter will result in unnecessary hardship, because the site is already developed, and there is no additional room to provide wider drive aisles nor perimeter trees; and**
- 3) **That the spirit of the chapter shall be observed and substantial justice shall be done to the applicant and the surrounding neighborhood by granting the variance due to the fact that the site has been commercially utilized since 1962 with little disturbance to the surrounding area.**

The approval is subject to the following conditions:

- 1) **obtain all necessary building permits; and**
- 2) **full compliance with all other municipal 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 December 1, 2015, the **Use 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: Rowe Engineering & Surveying, Inc.

/lw