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BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION

May 10, 2013

SAMUEL L. JONES
MAYOR

Laura C. Rodgers
10 Bienville Ave.
Mobile, AL 36606

Re: #5820
(Case #ZON2013-00608)
Laura Cantrell Rogers
1916 Airport Boulevard
(North side of Airport Boulevard, 405'± West of Myrtle Avenue)

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

On May 6, 2013, the Board of Zoning Adjustment approved your request for **Parking Ratio, Access and Maneuvering, Side Yard Setback, and Landscaping and Tree Planting Variances to allow a 3,420 square-foot commercial building with four compliant parking spaces, stacked driveway parking within a 9' wide one-way driveway and maneuvering within the right-of-way, with a 2' side yard setback from both adjacent commercial and residential properties, and no landscaping or tree plantings in a B-3, Community Business District** at the above referenced location, subject to the following conditions:

1) **revision of the site plan to indicate the exact building setbacks off all adjacent properties;**
2) **revision of the Northeast corner of the proposed building to meet a 10' setback off all portions of the adjacent residential property to the East;**
3) **revision of the site plan to provide as much compliance with the landscaping and tree planting requirements within the rear yard as practicable; to be coordinated with Urban Forestry;**
4) **full compliance with all other municipal codes and ordinances, including any firewall ratings required;**
5) **submission of two (2) copies of a revised site plan to Planning indicating the meeting of these conditions; and**
6) **approval of the site plan by Traffic Engineering.**

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 6, 2013, the **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

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