

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

June 5, 2012

Michael Schambeau
3955-D Windsor South
Theodore, AL 36582

Re: **#5749/5501**
(Case #ZON2012-01063)
Michael Schambeau
3806 Moffett Road

(North side of Moffett Road, 240'± West of Stimpson Lane)

Use, Access, and Tree Planting Variances to allow an automotive repair shop in a B-2, Neighborhood Business District, with no direct vehicular public street access to the parking area, and reduced tree plantings; the Zoning Ordinance requires a B-3, Community Business District for an automotive repair shop, direct vehicular access to a public street from the parking area, eight frontage trees, thirty perimeter trees, and two parking trees.

Dear Applicant/Property Owner:

On June 4, 2012, the Board of Zoning Adjustment denied the variance of **the Tree Planting Variance; however, the Board approved the Use & Access variance**, subject to the following conditions:

- 1. compliance with the Tree Planting requirements and that the placement of the frontage trees be approved by Traffic Engineering and Urban Forestry; and,**
- 2. compliance with all other municipal codes and ordinances.**

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

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before December 4, 2012, the **Use, Access, and Tree Planting 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: Polysurveying

sg