



THE CITY OF MOBILE, ALABAMA  
BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

March 10, 2017

Dolores F. Guess  
561 Holcombe Avenue  
Mobile, AL 36606

Re: #6089  
(Case #ZON2017-00226)  
Dolores Guess  
1770 West I-65 Service Road South  
(West side of West I-65 Service Road South, 900'± North of Government Boulevard).

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

On March 6, 2017, the Board of Zoning Adjustment considered your request for an **Access Variance** to allow a 12'-wide two-way access drive to a proposed parking lot in a B-3, Community Business District; the Zoning Ordinance requires a 24'-wide access drive for two-way traffic in a B-3, Community Business District at the above referenced location.

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

- 1) Granting the variance will not be contrary to the public interest because the site will not have sufficient parking without the use of the rear and the existing 12'-wide drive;
- 2) Special conditions do appear to exist and there is a justification of hardship which exist such that the literal enforcement of the provisions of the chapter may result in an unnecessary hardship because the 12'-wide drive cannot be expanded to 24'-wide due to existing buildings being sited directly to the North and the South of the subject drive; and
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance because the existing 12'-wide drive can be enhanced with appropriate signage and Convex Safety Traffic Mirrors to accommodate the safe ingress and egress of vehicles to and from the proposed employee parking area.

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Subject to the following conditions:

- 1) Placement of Convex Traffic Safety Mirrors on site; 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 before September 6, 2017, the **Access Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

William Guess, Chairman

By: Marie York  
Marie York, Planner II

cc: Byrd Surveying, Inc.

/lr