



THE CITY OF MOBILE, ALABAMA

BOARD OF ZONING ADJUSTMENT

LETTER OF DECISION

August 11, 2020

Rowe Engineering & Surveying
3502 Laughlin Dr., Suite B
Mobile, AL 36693

Re: #6333

(Case #BOA-001308-2020)

Rowe Surveying & Engineering, Inc. (Eric Jackson, Agent)

4580 Shipyard Road

(West side of Shipyard Road, 730'± South of Crown Drive).

Council District 4

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

On August 3, 2020, the Board of Zoning Adjustment considered your request for a **Surfacing Variance to allow aggregate surfacing for a truck parking and maneuvering area on a commercial site in a B-5, Office/Distribution District; the Zoning Ordinance requires parking and maneuvering surfaces to be paved with concrete, asphalt, asphaltic concrete, or an approved alternative paving surface in a B-5, Office/Distribution District.**

After discussion, the Board determined the following Findings of Fact for Approval:

- 1) Granting the variance will not be contrary to the public interest due to the existing variance approval and the similar use associated with the application;**
- 2) Special conditions and hardships exist that make a literal enforcement of the provisions of the Chapter result in an unnecessary hardship as the expanded site will continue to be utilized in a manner consistent with the existing western portion of the development; 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 variance will be in keeping with the existing development of the western portion of the property.**

The approval is subject to the following conditions:

- 1) Compliance with Engineering comments (1. Submit and receive a Land Disturbance Permit through Central Permitting for the proposed site development.**

2. Submit a ROW Permit (City of Mobile) for the work within the Public ROW. Aggregate surfacing will NOT be allowed within the public ROW. 3. Designated handicapped accessible spaces and routes must be paved (i.e. concrete, asphalt)); and

2) Full compliance with all 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 February 3, 2021, the 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
Principal Planner

cc: 3T's Trucking