



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

January 7, 2015

Caskey Petroleum Equipment Repair & Maintenance, Inc.
5780 Swedetown Road North
Theodore, AL 36582

Re: #5939
(Case #ZON2014-02566)
Caskey Petroleum Equipment Repair & Maintenance Inc.
1751 Riverside Drive
(Southwest corner of Riverside Drive and Club House Road).

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

On January 5, 2015, the Board of Zoning Adjustment considered your request for **Front Yard Setback, Tree and Landscape Variances to allow a 24' X 30' gas pump canopy to extend 4.1'± within the front yard setback with no trees and landscaping in an R-1, Single-family Residential District** at the above referenced location.

The Board determined the following findings of fact for approval:

- 1) Approving the variance request will not be contrary to the public interest given the commercial nature of the site and the proposed canopy would not appear to cause any traffic impacts;
- 2) Special conditions appear to exist, including the current site conditions and R-1 zoning and the existing lot's configuration, that a literal enforcement of the provisions of the chapter will result in unnecessary hardship; and
- 3) That the spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance as the extended canopy would seem to provide additional covering from the elements.

The approval is subject to the following conditions:

- 1) Obtainment of proper building-related permitting; and
- 2) Full compliance with all other municipal codes and ordinances.

Caskey Petroleum Equipment Repair & Maintenance Inc.

January 7, 2015

Page 2

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.

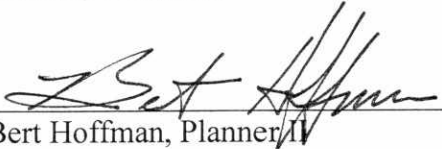
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before July 5, 2015, the **Front Yard Setback, Tree and Landscape Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman, Planner IV

cc:

TAS #1 LLC
Marshall A. McLeod PLS, LLC

/lw