

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

May 10, 2011
CORRECTED COPY

Russell Yeckley
2409 Wolf Ridge Rd.
Mobile, AL 36618

Re: **#5670**
(Case #ZON2011-00664)
Mr. Rooter Plumbing
2409 Wolf Ridge Road

(Southwest corner of Wolf Ridge Road and Feed Mill Road [private street]).

Use, Setback, Parking, Maneuvering, Access, Surfacing, Buffer, Fence Height, and Multiple Buildings Variances to allow a Plumbing Contractor with multiple buildings on a single building site without Planned Unit Development approval, a building within 20 feet of the front property line, substandard accessways and maneuvering area, no designated parking, dirt and aggregate surfacing, no appropriate buffers, and a 6-foot high privacy fence within the front building setback in an R-1, Single-Family Residential District; the Zoning Ordinance requires all buildings to be set back at least 25 feet from the front property line, only one building on a single building site unless approval of a Planned Unit Development has been obtained, all two-way accessways and maneuvering areas to be at least 24 feet in width, 8 parking spaces for 2,250 square feet of office/work space, all accessways, maneuvering area, and parking to be paved with concrete or asphalt, appropriate buffers between commercial and residential properties, for privacy fences to be no higher than 3 feet within the front yard setback, a minimum of a B-3, Community Business District zoning.

Dear Applicant/Property Owner:

On May 2, 2011, the Board of Zoning Adjustment considered a variance **to allow a Plumbing Contractor with multiple buildings on a single building site without Planned Unit Development approval, a building within 20 feet of the front property line, substandard accessways and maneuvering area, no designated parking, dirt and aggregate surfacing, no appropriate buffers, and a 6-foot high privacy fence within the front building setback in an R-1, Single-Family Residential District.**

Mr. Rooter Plumbing

May 3, 2011

Page 2

After discussion, the Board of Zoning Adjustment voted to Holdover the application until June 6, 2011, at the applicant's request, to allow the applicant to submit revised plans by May 6, 2011.

If you have any questions regarding this action, please call this office at 251-208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By: _____
Bert Hoffman, Planner II

cc: M. Don Williams

sg