



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

September 18, 2017

Hossein Mohandessi
C/O Star Imports
400 Saraland Blvd.
Saraland, AL 36571

Re: #6130/ 5890/5740/5721
(Case #BOA-000181-2017)
Hossein Mohandessi
2667 Government Boulevard
(East side of Government Boulevard, 335'± South of Krietner Street).

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

On September 11, 2017, the Board of Zoning Adjustment considered your request for a **Use and Parking Ratio Variances to amend a previously approved variance to allow automotive sales and service with 6 parking spaces for a 1,588 square-foot office building and repair shop with one employee on a lot that is split-zoned B-2, Neighborhood Business District, and R-1, Single-Family Residential 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 in that the site is currently occupied by an automotive repair shop, which is a B-3, Community Business District use;**
- 2) Special conditions such as the site is unusable as a conforming, B-2, Neighborhood Business District use, do exist such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; 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 of the precedent set in the granting of variances for B-3, Community Business District uses on the subject property, as well as an adjacent property.**

The approval is subject to the following conditions:

- 1) Retention of the 6' high privacy fence at the rear of the property on the site plan;
- 2) If asphalt in the right-of-way is to remain, placement of "no parking" signs in the
- 3) Placement of a note on the site plan stating that the site is limited to seven (7) cars for sale on display at a time;
- 4) Submittal of two (2) revised site plans to the Planning and Zoning counter prior to the issuance of any permits or business licenses.

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.

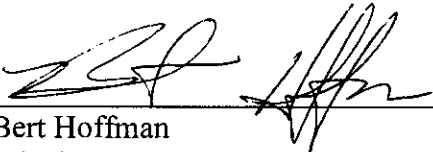
No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a permit/license has not been obtained on or before March 11, 2018, the **Use and Parking Ratio Variances** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

William Guess, Chairman

By:


Bert Hoffman
Principal Planner

cc: Rowe Engineering and Surveying, Inc.

/lr