



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

March 8, 2018

David Shumer  
Barton & Shumer Engineering, LLC  
3213 Midtown Park S.  
Mobile, AL 36606

**Re: #6162**  
**(Case #BOA-000412-2018)**  
**David Shumer (Barton & Shumer Engineering, LLC)**  
**921 Dauphin Street**  
**(South side of Dauphin Street, 550'± West of South Broad Street.)**

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

On March 5, 2018, the Board of Zoning Adjustment considered your request for a **Parking Lot Lighting Variance to allow a parking lot with reduced lighting on a commercial site split-zoned R-1, Single-Family Residential and B-1 Buffer Business Districts (rezoning to LB-2, Limited Neighborhood Business is pending)** at the above referenced location.

**After discussion the Board found the following findings of facts for Approval of the Parking Lot Lighting Variance request:**

- 1) approving the variance request will not be contrary to the public interest in that the parking lot lighting will fit in with the existing structures on the site;**
- 2) special conditions with the site or unusual site constraints do exist such that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship;**
- 3) the spirit of the chapter shall be observed and substantial justice done to the applicant and the surrounding neighborhood by granting the variance in that the proposed lighting will be in keeping with the character of the site and existing neighborhood/area.**

**The applicant withdrew the Parking and Access/Maneuvering Surface Variance requests prior to the Board taking action on the requests.**

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

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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 5, 2018, the **Parking Lot Lighting 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: Atchison Properties, Inc.  
Byrd Surveying, Inc.