

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

November 4, 2008

Frank Dagley and Associates
7717 Executive Park Drive
Mobile, AL 36606

Re: # 5504/5455/4686/4646
(Case #ZON2008-02522)
James McAleer
3305 Spring Hill Avenue
East side of Ingate Street, extending from Spring Hill Avenue to Old Carline Street

Dear Mr. McAleer:

On November 3, 2008, the Board approved your request for a **Parking Ratio Variance to allow 32 parking spaces for an 18,084 square-foot retail showroom and 6-employee warehouse**, at the above referenced location, subject to the following conditions:

1. completion of the Subdivision process;
2. revision, at the applicant's discretion, of the existing parking area to shift some parking to an expanded new parking area, and re-placement of the shifted existing parking spaces with landscaping and directional arrows to create a one-way circulation in the existing parking area;
3. compliance with the tree and landscaping requirements to be coordinated with Urban Forestry; and,
4. full compliance with all municipal codes and ordinances for the new construction.

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 May 4, 2009, the Parking Ratio Variance will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

BOARD OF ZONING ADJUSTMENT

Reid Cummings, Chairman

By: _____
Frank Palombo, Planner II

Cc: James McAleer

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