

**BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION**

January 4, 2011

Marine Rigging, Inc.  
Gary D.E. Cowles  
500 Beauregard St.  
Mobile, AL 36606

Re: **#5653**

**(Case #ZON2010-02893)**

**Marine Rigging, Inc. (Gary D. E. Cowles, Agent)**

500 and 552 Beauregard Street

(West side of North Lawrence Street, extending from Beauregard Street to Stuart Circle).

**Use and Parking Surface Variances to allow tension testing and research of marine rigging components with a gravel-surface work area/lay-down yard in a B-4, General Business District; the Zoning Ordinance does not allow a testing and research laboratory and work yards/lay-down yards must be paved in asphalt, concrete, or an approved alternative paving surface in a B-4, General Business District.**

Dear Applicant/Property Owner:

On January 3, 2011, the Board of Zoning Adjustment considered a variance **to allow tension testing and research of marine rigging components with a gravel-surface work area/lay-down yard in a B-4, General Business District.**

**After discussion, this application was Heldover until the February 7, 2011, meeting to allow the applicant to address the following:**

- 1) submission of justification for a hardship imposed by the property which would warrant the proposed use;**
- 2) revision of the site plan to accurately depict the test bed frame and foundation pad to an accurate scale;**
- 3) revision of the site plan to provide bumper stops in all parking stalls which abut the building;**
- 4) revision of the site plan to illustrate curbing or bumper stops to protect landscaped areas;**

- 5) revision of the landscaping and tree planting calculations to include both parcels which constitute the site;
- 6) revision of the legal description to include both parcels which constitute the site;
- 7) revision of the site plan to show dumpsters in compliance with the Zoning Ordinance and Engineering drainage to sanitary sewer requirements; and
- 8) revision of the site plan to indicate the required three-vehicle, 51'-long stacking areas on site at the drive entrances short of the gates and out of the right-of-way.

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

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

Reid Cummings, Chairman

By: \_\_\_\_\_  
Tony Felts, Planner I

cc: Cowles, Murphy & Glover

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