

**BOARD OF ZONING ADJUSTMENT  
LETTER OF DECISION**

April 5, 2011

Gerald A. Jr.  
& Jacob M. Friedlander  
4587 Hawthorne Place  
Mobile, AL 36608

Re: **#5669**  
(Case #ZON2011-00661)

**Mercy Medical**

2900 Springhill Avenue & 262 Union Avenue

(North side of Springhill Avenue, 159'± East of Union Avenue, extending North to Frederick Street; and the East side of Union Avenue, 53'± South of Frederick Street).

**Off-Site Parking Variance to allow 32 off-site parking spaces for a medical office building in a B-3, Community Business District; the Zoning Ordinance requires all parking to be on the building site in a B-3, Community Business District.**

Dear Applicant/Property Owner:

On April 4, 2011, the Board of Zoning Adjustment approved a variance **to allow 32 off-site parking spaces for a medical office building in a B-3, Community Business District**, subject to the following conditions:

- 1) revision of the site plan so that all parking spaces, other than the employee spaces, are a minimum 9' width;**
- 2) submission of a Parking Ratio Variance if the required total of 64 parking spaces cannot be provided after parking space revisions;**
- 3) revision of the site plan to indicate the required number of overstory perimeter trees and identification of all proposed tree species on the off-site parking.**

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

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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 October 4, 2011, the **Off-Site Parking Variance** will expire and become null and void. For additional assistance call (251) 208-5895.

Sincerely,

**BOARD OF ZONING ADJUSTMENT**

Reid Cummings, Chairman

By: \_\_\_\_\_  
Caldwell Whistler, Planner I

cc: Hatch Mott McDonald

sg