

**BOARD OF ZONING ADJUSTMENT
LETTER OF DECISION**

December 7, 2010

Nephrology Associates Real Estate
P.O. Box 850849
Mobile, AL 36685-0849

Re: **#5637/3172**
(Case #ZON2010-02358)
Nephrology Associates Real Estate, LLC
124 South University Boulevard
(West side of South University Boulevard, 270'± North of Bit and Spur Road).

Dear Applicant/Property Owner:

On December 6, 2010, the Board of Zoning Adjustment approved the **request for Side Yard Setback Variance to allow the construction of canopy within 1'-3" of a side property line in a B-1, Buffer Business District was approved, subject to the following conditions:**

- 1) illustration of the dumpster pad on the site plan;**
- 2) doubling the permit fee due to starting of the project prior to the issuance of permit by Urban Development;**
- 3) coordination with Traffic Engineering on the issue of circulation; and**
- 4) full compliance with all other municipal codes and ordinances**

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

Nephrology Associates Real Estate, LLC

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before June 6, 2011, the **Side Yard Setback 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: JPH Engineering

sg