



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

September 18, 2017

Pan American Engineers, LLC
1717 Jackson Street
Alexandria, LA 71301

Re: #6124/6094
(Case #BOA-000152-2017)
Pan American Engineers, LLC
5383 US Highway 90 West
(East side of US Highway 90 West, 30'± North of the West terminus of Halls Mill Road).

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

On September 11, 2017, the Board of Zoning Adjustment considered your request for a **Setback Variance to allow a gas pump canopy within 15' of a street front property line in a B-3, Community Business District** at the above referenced location.

After discussion, the Board determined the following findings of fact for Approval:

- 1) Granting the variance will not be contrary to the public interest since only the new canopy will extend into the setback area;**
- 2) Special conditions, such as the required dedication of right-of-way along Halls Mill Road, do exist in such a way that a literal enforcement of the provisions of the chapter will result in an unnecessary hardship; and**
- 3) The spirit of the chapter shall be observed and substantial justice shall be done to the surrounding neighborhood by granting the variance, as the approval will result in the redevelopment of a blighted property.**

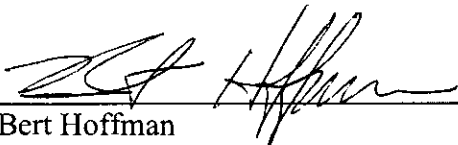
Any party aggrieved by this decision may, within fifteen days of the date of the decision, appeal to the Circuit Court of Mobile County by filing a written notice of appeal, specifying the decision from which the appeal is taken. Notice of the appeal, as well as a date stamped copy of the appeal filed in Circuit Court must be filed with this Board within the fifteen-day appeal period.

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No permit, license or certification can be issued until the 15-day appeal period has expired and no appeal has been made. If a **Setback Variance** permit/license has not been obtained on or before March 11, 2018, the 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: LADAS Land & Development
Bechtler Greenfield Surveying, LLC

/lr